

COVID-19 Emergency Housing Assistance and Eviction Prevention Programs Update

Presented by Verónica R. Soto, FAICP Director





Emergency Housing Assistance (EHAP)

Total Recipients: 23,357

Average AMI: 30%

Average HH Assistance: \$ 2,674

Percent Renters: 85.3%



Rent & Mortgage: \$49.9 M



CPS: \$4.5M



SAWS: \$0.7M



Internet: \$0.2M



Cash Assistance: \$7.1M

Emergency Housing Assistance Program
Total Assistance Approved: \$62.4 Million

EHAP Assistance by Council District

Council District	Average AMI	Approved Households	Average HH Size	Approved Amount
1	27.3	2,279	3	\$5,894,496
2	27.7	3,112	3	\$8,089,608
3	28.6	2,601	3	\$6,744,672
4	28.8	2,144	3	\$5,866,096
5	24.4	1,803	3	\$4,405,241
6	32.1	2,370	3	\$6,540,142
7	28.4	2,585	3	\$6,851,622
8	31.5	2,646	2	\$7,238,305
9	31.3	1,749	2	\$4,971,813
10	31.5	2,050	3	\$5,791,083

EHAP Rate of Approval

Funds Approved Per Week

- \$1.5 Million

Estimated Week of Funds to be fully Disbursed

- Last week in January

Texas
Emergency
Rental
Assistance
Program
(TERAP)

Texas Department Housing and of Community Affairs
(TDHCA)

Community Development Block Grant
Cares Act Funding (\$40 million)



City of San Antonio

\$3,603,100

449 Households

Funding will be available January 15th and estimated to last through February

Texas Emergency Rental Assistance Program (TERAP)

Entitlement Communities must have an existing COVID-19 rental assistance program

Residents must be impacted by COVID-19

Provides up to 6 months of only rent, (no mortgage) including rental arrears with one of those months covering future rent

10% or \$360,310 earmarked for continuation of Texas Eviction Diversion Program (TEDP)

Texas Emergency Rental Assistance Program (TERAP) Timeline



Texas Eviction Diversion Program (TEDP)

Created by order of Governor Abbott on September 25th, 2020.

San Antonio received \$600,000.00 for emergency rental assistance pilot and administration of the program:

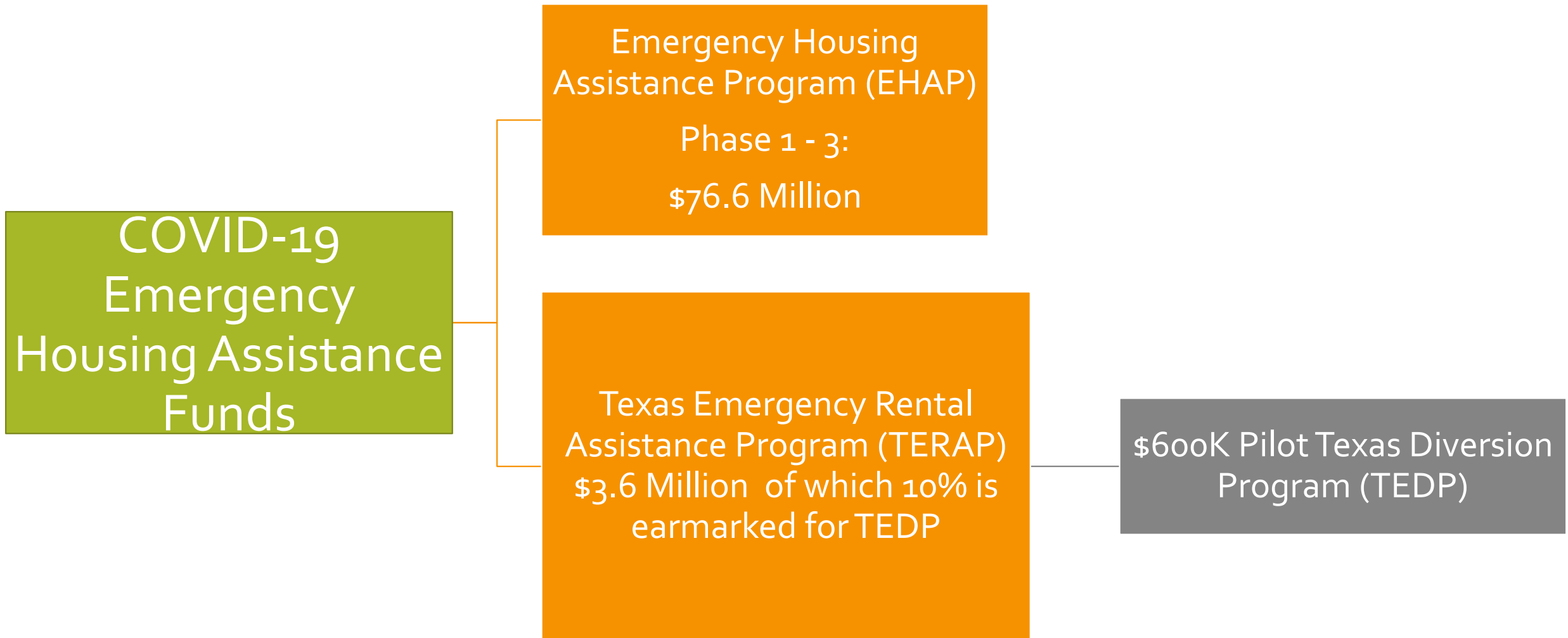
Households must have a court-ordered eviction

Landlord and tenant must agree to participate

Landlord must waive all late fees and interest.

COVID-19 impacted clients receive up to 6 months of assistance. Up to 5 months can be back-rent

EHAP and TERAP Funds





Evictions & the CDC Moratorium

Federal Eviction Interventions

CDC Moratorium

National moratorium on evictions for **non-payment of rent** effective September 4th-December 31st, 2020

To qualify for protection, tenant must:

- Be a tenant, lessee, or resident of a *residential property*
 - Includes house, building, mobile home or land in a mobile home park
 - Does not include hotel, motel, or short-term rentals like AirBnBs
- Have annual income below \$99,000 (single) or \$198,000 (couple)
- Give their landlord a signed declaration

Residents must still comply with lease and try to pay rent

- Landlords can still charge fees, penalties, or interest

Texas Eviction Interventions

Texas Supreme Court Order

- Clarifies local court actions on CDC moratorium. Effective September 17th – December 15th, 2020
- Landlords must state if they have received a declaration when filing
- Courts must provide a declaration template to defendants
 - Defendants can use the declaration to prevent an eviction at any point in the process

Texas Eviction Diversion Program (TEDP)

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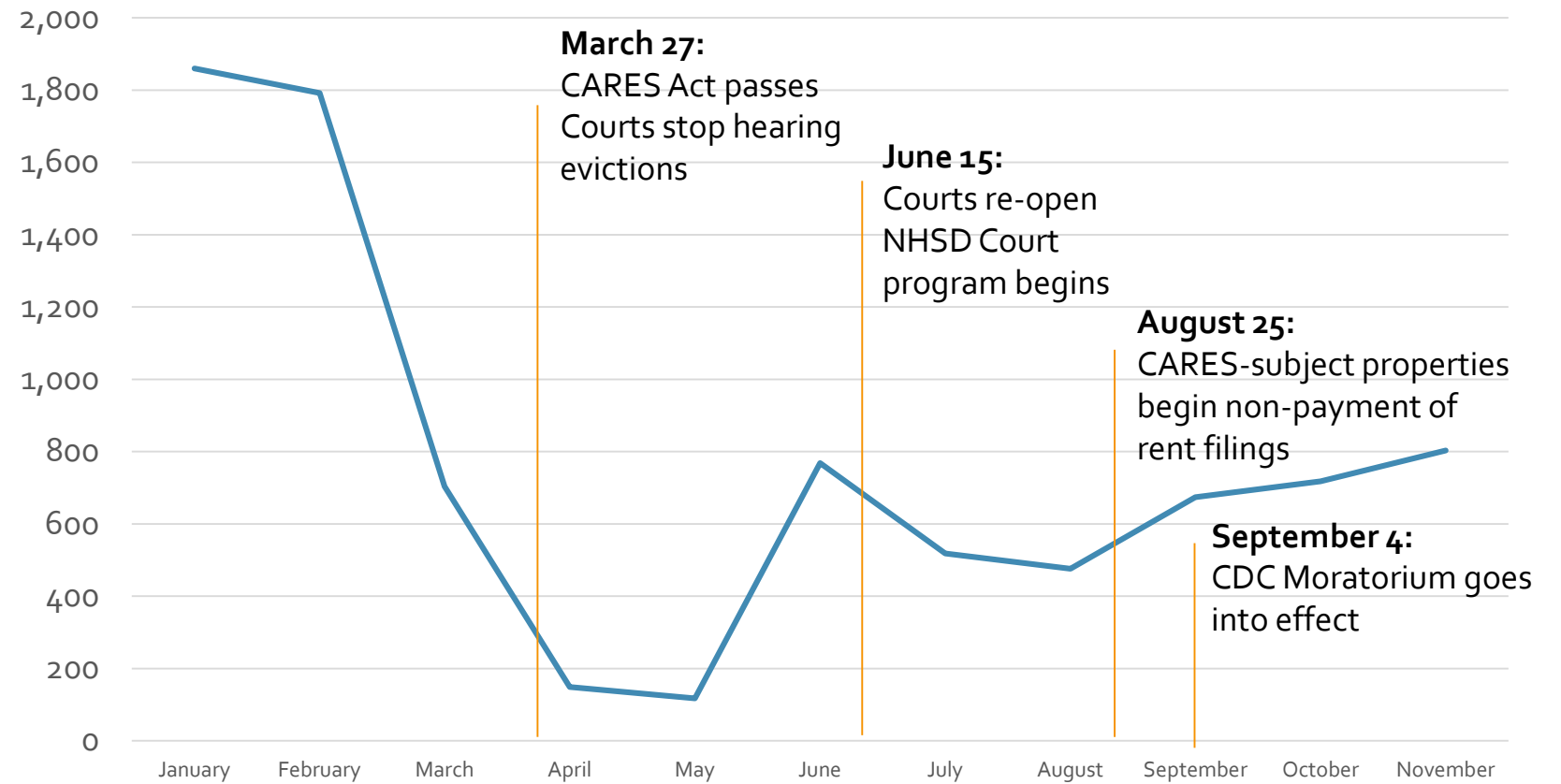
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Eviction Filings Year-to-Date

Eviction Filings 2020



Filing Data courtesy of Bexar County Justice of the Peace Courts

Eviction Hearing Outcomes

- Courts that are hearing cases are accepting declarations to reset or dismiss cases.
- City staff available at Court, declarations available

Precinct	Status	Cases Dismissed	Resets	Default Judgements	Judgement for Plaintiff	Jury Request
1	Pl.1: All hearings Pl. 2: All Hearings	174	138	204	204	6
2	Reduced hearing schedule	263	127	329	96	6
3	All Hearings	152	217	305	121	1
4	All Hearings	406	359	536	301	3
Total:		995	841	1,374	722	16
As Percent of Total:		25%	21%	35%	18%	<1%

- Data collected by courts staff June 15th- December 4th (N=3,948)

January 2021: What we know

- CDC Moratorium will end on January 1st
 - Cases reset until January will start to be heard
- Notice of Tenants' Rights will still be in effect
- NHSD staff will continue to use filing data to conduct outreach and attend hearings
- Courts will still include information about the City & County programs in their citations
- Per Governor's Emergency Order, Cities & Counties cannot issue their own moratoriums
 - New or extended moratoriums must come from the Governor or a Federal agency
 - Individual Justices of the Peace can also delay hearings or close their courts
- National calls for extension from organizations like National Low-Income Housing Coalition & Right to the City continue
 - Part of House-passed HEROES Act

January 2021: What we know

- Additional Federal Funding still possible as stimulus packages are discussed at the Federal Level with Housing Assistance being a key component
- NHSD will continue to have staff located at precinct courts to assist residents
- Financial and Housing Recovery Center will continue to operate through May
- NHSD is coordinating with other homeless prevention organizations including the South Alamo Regional Alliance for the Homeless to coordinate homeless prevention resource availability among agencies
- DHS is continuing to provide Utility Assistance for residents
- Coordination with Economic Development Department to continue marketing for the Workforce Training Program

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Emergency Housing Assistance Program Funding

EHAP Phase 1 Funding	
San Antonio Housing Trust	\$5,000,000
CDBG Program Income and Savings	\$5,759,768
CARES Act Community Development Block Grant	\$7,707,015
Tax Increment Finance Funds	\$4,036,233
General Fund	\$2,850,000
Outside Contributions	\$200,000
Total	\$25,553,016

EHAP Phase 2 Funding	
Coronavirus Relief Funds	\$26,944,551
Total	\$26,944,551

EHAP Phase 3 Funding	
General Fund	\$7,227,756
CDBG	\$5,875,000
Coronavirus Relief Funds	\$10,000,000
San Antonio Housing Trust	\$1,000,000
District 3 Carryforward Funds	\$145,000
Total	\$24,247,756

Emergency Housing Assistance Program Phase 3 (Effective October 1, 2020)

AMI	Months 1 and 2					Month 3
	Rent/Mortgage	SAWS	CPS	Internet	FII Cash Grant	FII Cash Grant
<50%	✓	✓	✓	✓	Up to \$300	\$500
51% - 80%	✓					\$250

* Resident who received assistance in Phase 1 or Phase 2 will be eligible for 1 month of cash assistance in Phase 3