

# **Substantial Amendment #2 to the FY 2021 Action Plan & Budget**

**CDBG-CV CARES Act and CDBG Reprogramming**

**Culture and Neighborhood Services Committee**

**Agenda Item #04 (20-7429)**

**January 7, 2021**



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

**Verónica R. Soto, FAICP  
Director**

# Background

- On August 13, 2020 – City Council approved the \$22.4 Million FY 2021 HUD Action Plan including \$13.3 Million in Community Development Block Grant Funding
- On September 17, City Council approved Substantial Amendment #1 to FY 2021 Action Plan and Budget
  - Amendment #1 redirected \$4.8 Million from CDBG Rental Housing Development and Homeownership Gap funding to the COVID-19 Emergency Housing Assistance Program

FY 2021 Annual Action Plan (Approved August 13, 2020)	Budget
Community Development Block Grant	\$13,351,216
HOME Investment Partnerships Program	5,823,415
Housing Opportunities for Persons w/AIDS	2,043,971
Emergency Solutions Grant	1,131,767
<b>Total</b>	<b>\$22,350,369</b>

# Additional Funding

- On September 11, 2020 HUD awarded the City an additional \$10.2 Million in CDBG CARES funding
- Presents an opportunity to continue to respond to the pandemic by focusing on:
  - Housing services supporting response; and
  - Housing development for faster recovery



# Substantial Amendment # 2 Summary

- Staff recommends programming Second Allocation of Community Development Block Grant CARES funds (CDBG-CV) in the amount of \$10,249,127
  - \$4.6 Million increase to Emergency Housing Assistance Program
  - \$2 Million Affordable Rental Housing Gap Funding
  - \$1 Million Affordable Homeownership Development Gap Funding
  - \$900K Owner Occupied Rehab
  - \$900K Temporary Shelter for Homeless\*
  - \$425K Minor Home Repair
  - \$159K Eviction Intervention\*
  - \$189K Housing Counseling and Foreclosure Prevention\*

# Affordable Housing Programs Revised Budgets (CDBG)

Program	Current Budget	Recommended Adjustment	Revised Budget
EHAP	\$5,875,000	\$4,675,127	\$10,550,127
Owner Occupied Rehab	1,799,226	900,000	2,699,226
Minor Repair	500,000	425,000	925,000
Gap Financing (Owner and Rental)	–	3,000,000	3,000,000
Eviction Intervention	–	159,540	159,540
Housing Counseling and Foreclosure Prevention	–	189,460	189,460
Temporary Shelter for Homeless	–	900,000	900,000
<b>Total</b>	<b>\$8,174,2261</b>	<b>\$10,249,127</b>	<b>\$18,423,353</b>

# EHAP Phase 3 Budget

- With additional \$4.6 Million EHAP 3 budget will increase to \$28.9 Million
- Total investment in EHAP since April 2020: **\$81.4 Million**

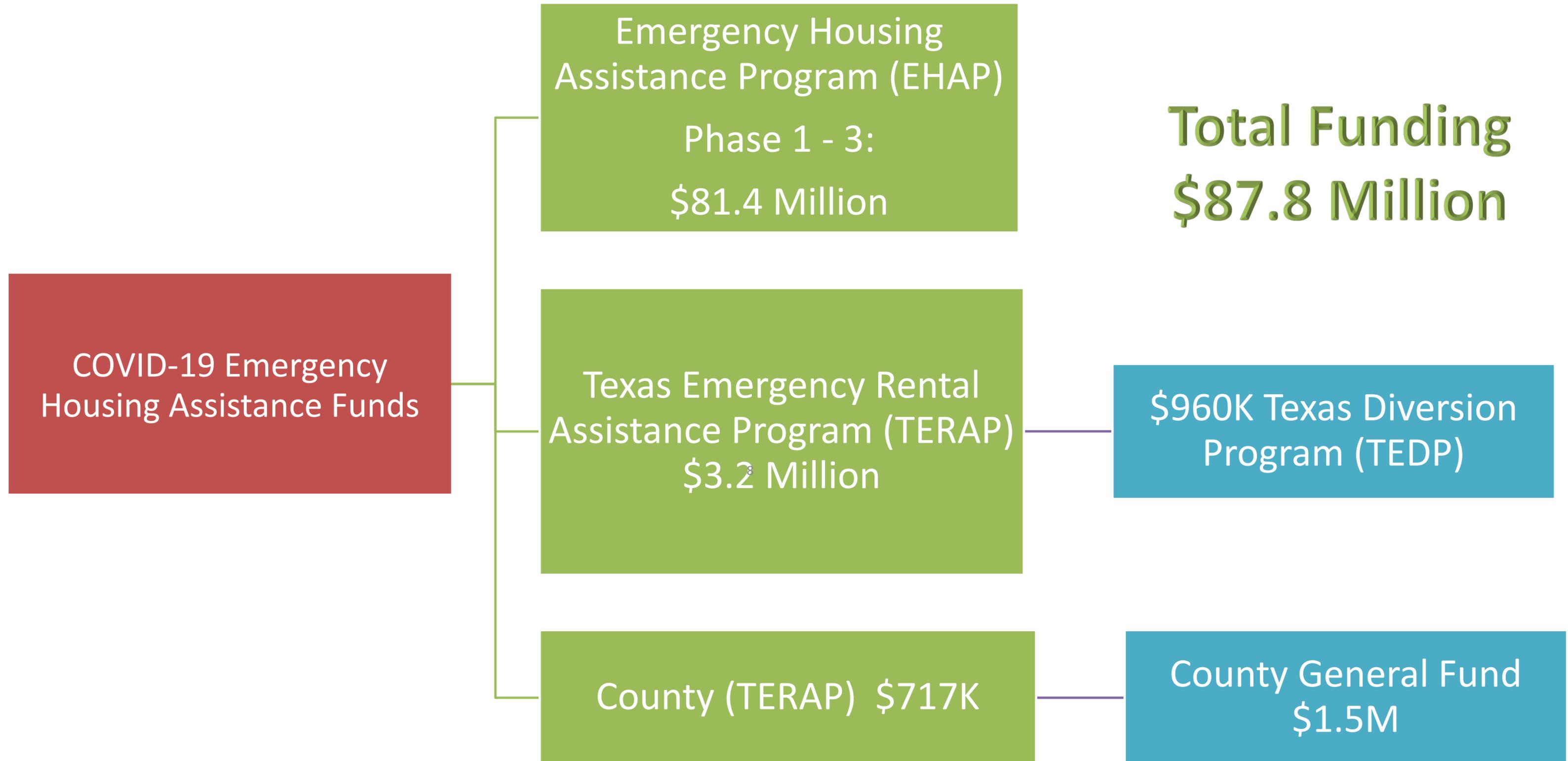
Phase 1:  
\$25.6 Million

Phase 2:  
\$26.9 Million

Phase 3:  
\$28.9 Million

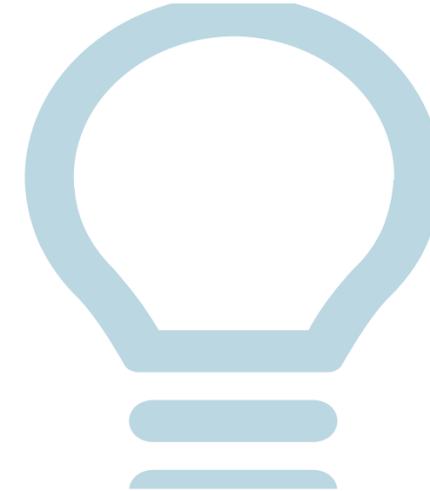
# Budget and Program Impact

- Increases the EHAP Budget by \$4.6 Million to support approximately **1,800 families**
- Provides additional staff support at the eviction courts for **18 months**
- Provides additional staff support for housing counseling and foreclosure prevention services for **18 months**
- Supports temporary shelter for homeless for an additional **18 months**
- Provides **\$2 million** in gap funding for affordable rental housing and **\$1 million** for affordable single-family housing
- Increases the budget for the Minor Repair Program from \$500k to \$925,000. Allows the City to facilitate an additional 13 houses for a total of **53**
- Increases the funding for owner occupied rehab by \$900k to \$2,699,226. Allows the City to rehab an additional 7 houses for a total of **67**





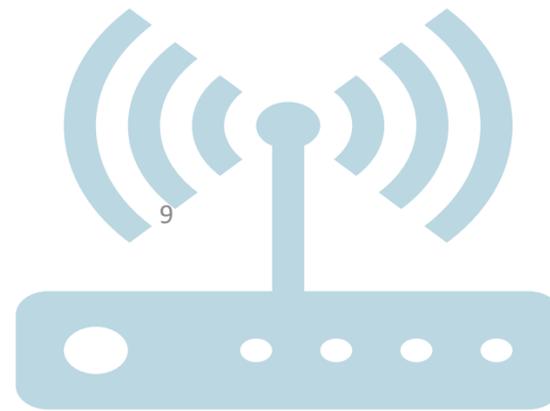
Rent & Mortgage: \$53.2M



CPS: \$4.9M



SAWS: \$0.8M



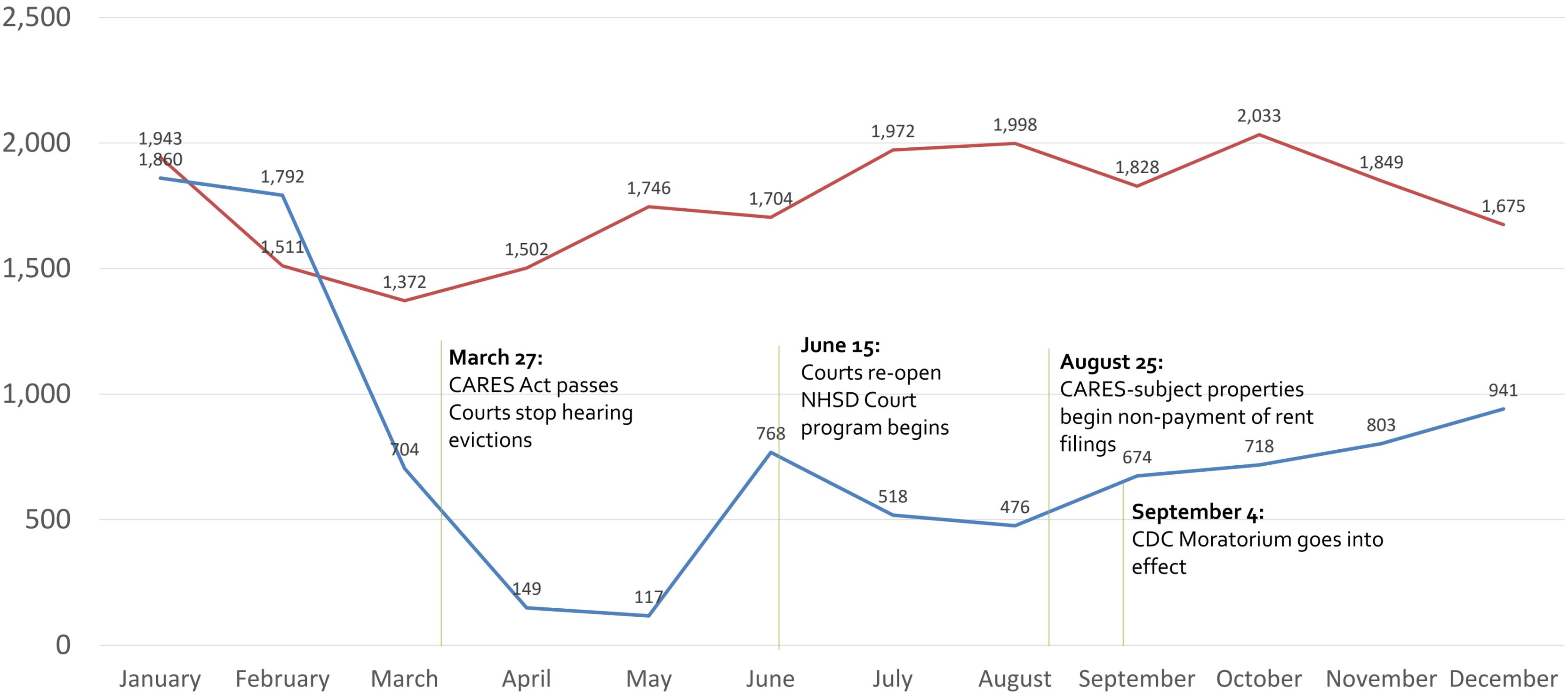
Internet: \$0.2M



Cash Assistance: \$6.8M

**Total: \$65.9 Million**

## Eviction Filings in Bexar County 2019 & 2020



Filing Data courtesy of Bexar County Justice of the Peace Courts

— 2019 — 2020

## 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	188	155	228	227	6
2	Reduced hearing schedule	303	226	421	122	6
3	All Hearings	172	281	360	126	1
4	All Hearings	425	432	568	310	3
<b>Total:</b>		<b>1,088</b>	<b>1,094</b>	<b>1,577</b>	<b>785</b>	<b>16</b>
<b>As Percent of Total:</b>		<b>24%</b>	<b>24%</b>	<b>35%</b>	<b>17%</b>	<b>&lt;1%</b>

• Data collected by courts staff June 15<sup>th</sup>- December 31st (N=4,560)

# Policy Landscape

A new COVID-19 relief package was signed into law on December 27th

## Eviction & Foreclosure Prevention

- CDC Eviction Moratorium extended through January
- Congressional action sent \$25B in rental assistance to states
  - Estimated \$1.9B for Texas
- Federally-backed mortgages through FHFA are under a foreclosure moratorium through January
  - FHA, USDA, and VA through February

## Other supports

- \$600 stimulus to all taxpayers who earned less than \$75,000 in 2019
- Additional \$300 weekly payments to unemployed households

## Extension of CRF spending deadline

- States & localities have until December 31, 2021 to spend funds

- CDC Moratorium will end on February 1<sup>st</sup>
- Cases reset will start to be heard



Notice of  
Tenants' Rights<sup>13</sup>



NHSD will  
conduct  
outreach and  
attend hearings



Courts will  
include City &  
County program  
information in  
citations issued

**Continue After the Moratorium**



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