

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
Total	\$22,350,369

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
Total	\$8,174,2261	\$10,249,127	\$18,423,353

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**

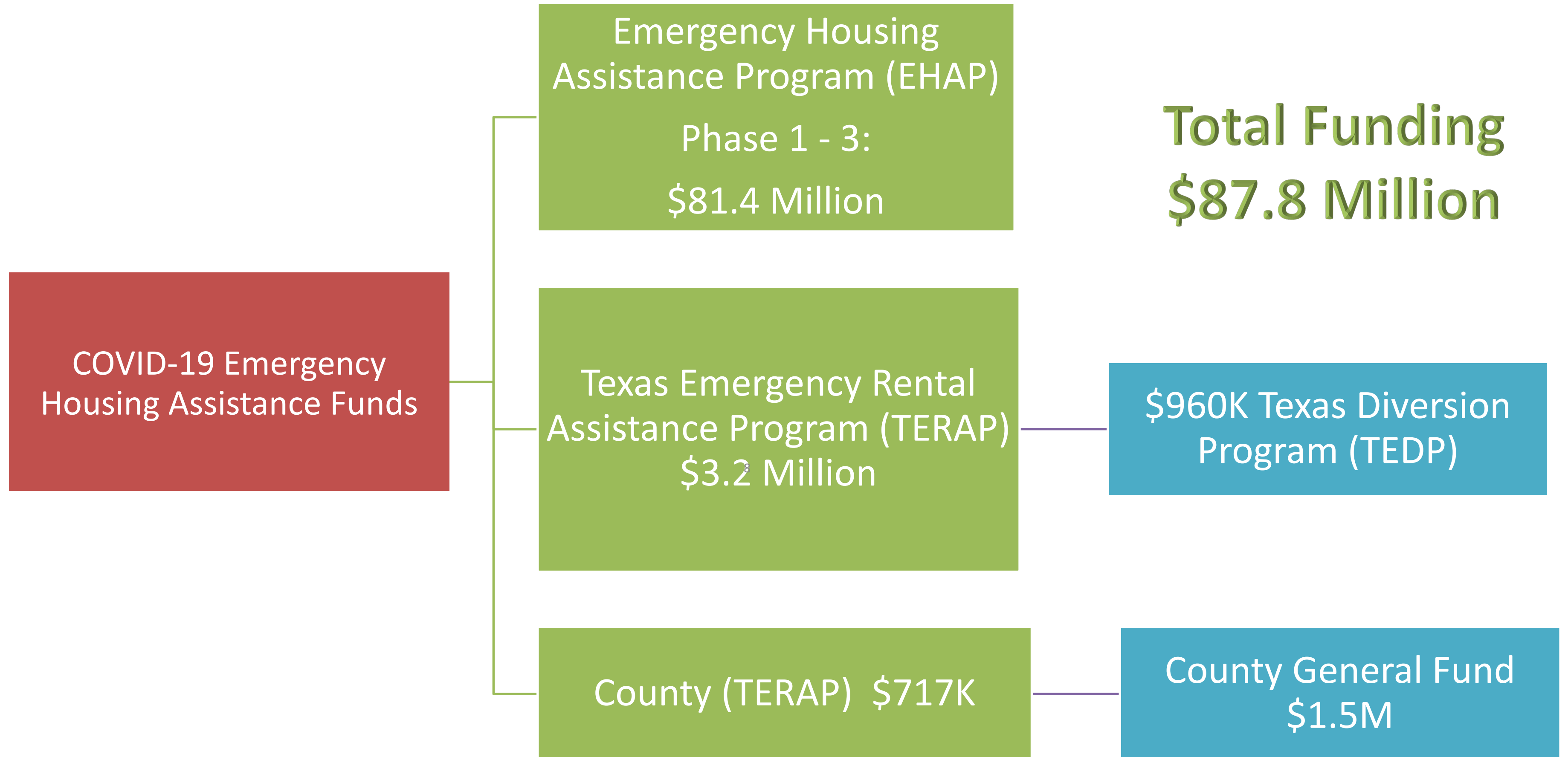
Phase 1:
\$25.6 Million

Phase 2:
\$26.9 Million

Phase 3:
\$28.9 Million

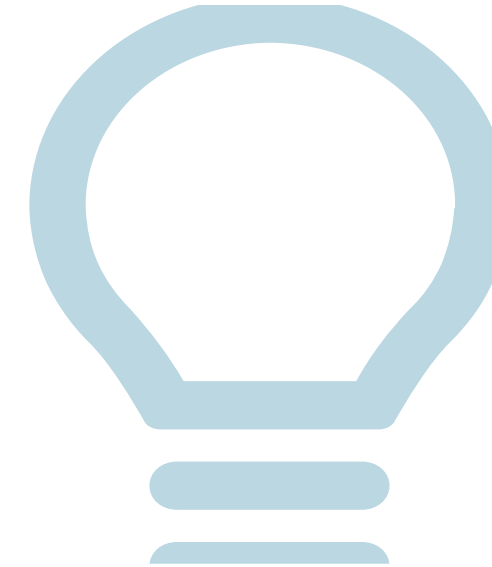
Budget and Program Impact

- 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**

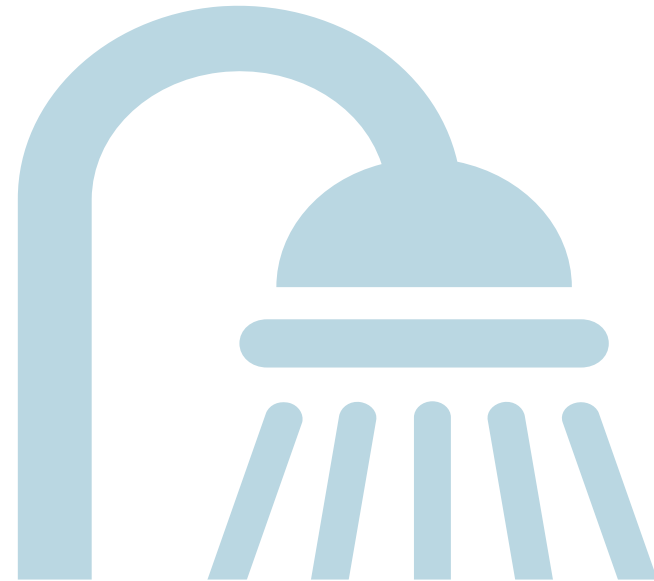




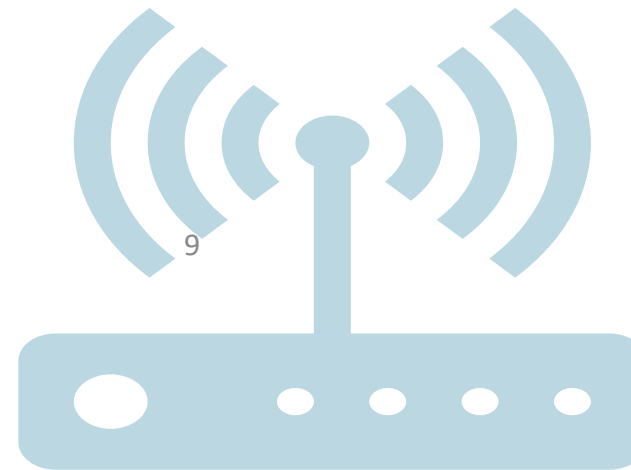
Rent & Mortgage: \$53.2M



CPS: \$4.9M



SAWS: \$0.8M



Internet: \$0.2M

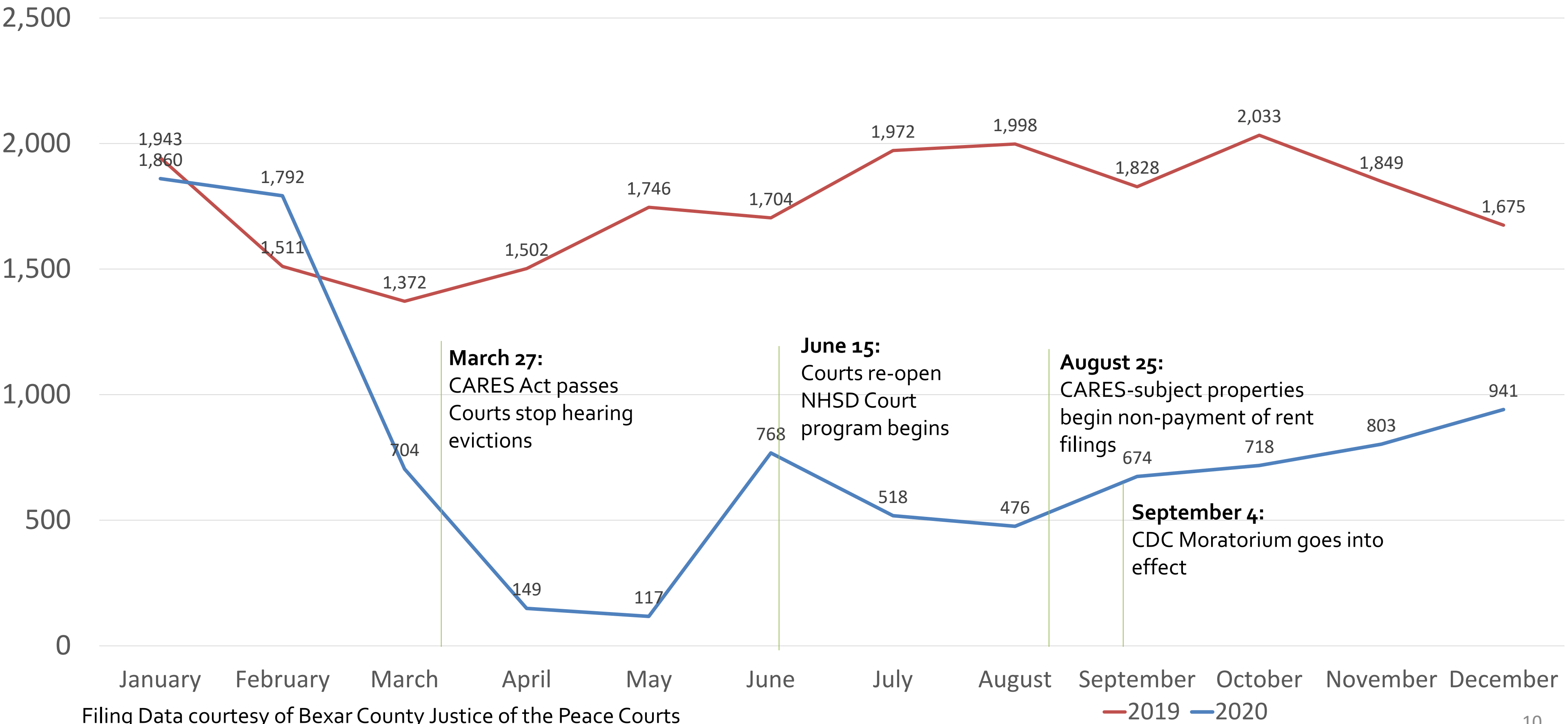


Cash Assistance: \$6.8M

Total: \$65.9 Million

As of December 31, 2020

Eviction Filings in Bexar County 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
Total:		1,088	1,094	1,577	785	16
As Percent of Total:		24%	24%	35%	17%	<1%

- Data collected by courts staff June 15th- 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 1st
- Cases reset will start to be heard



Notice of
Tenants' Rights¹³



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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