



City of San Antonio

Legislation Details (With Text)

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In control: Culture and Neighborhood Services Committee

On agenda: 3/10/2021

Title: Emergency Housing Assistance Program (EHAP) and Texas Eviction Diversion Program (TEDP) Update (Lori Houston, Assistant City Manager, Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Presentation

Date	Ver.	Action By	Action	Result
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DEPARTMENT:

Neighborhood & Housing Services Department

DEPARTMENT HEAD:

Verónica R. Soto, FAICP, Neighborhood & Housing Services Department Director

COUNCIL DISTRICTS IMPACTED:

Citywide

SUMMARY:

Emergency Housing Assistance Program (EHAP) and Texas Eviction Diversion Program (TEDP) Update

BACKGROUND INFORMATION:

On April 23, 2020, City Council approved the original budget of \$25,595,299 for Phase I of the COVID-19 Emergency Housing Assistance Program (EHAP). The program provides eligible applicants rental or mortgage assistance, utility assistance, and cash assistance. The EHAP is administered by the Neighborhood and Housing Services Department (NHSD).

On June 4, 2020 City Council approved Phase II of the COVID-19 Recovery and Resiliency Plan that provided an additional \$26,944,551 in Coronavirus Relief Funds to the EHAP.

On September 17, 2020 City Council approved \$24,247,756 in funding for Phase III and on January 21, 2021

City Council added \$10,063,393.82 in funding amending the Phase III budget to \$34,311,149.82.

On February 18, 2021 City Council approved Phase IV of EHAP by approving \$46,751,961.10 in U.S. Treasury Funding. The total budget for the EHAP is \$133.6 million.

EHAP Budget by Phase:

Phase I	\$25,595,299.00
Phase II	\$26,944,551.00
Phase III	\$34,311,149.82
Phase IV	\$46,751,961.10
Total	\$133,602,960.92

As of March 1, 2021, the City has approved \$73.8 million in assistance to over 29,474 households seeking emergency rental, mortgage, and utility assistance.

The below chart provides the breakout by City Council District.

Emergency Housing Assistance Program				
CD	Avg AMI %	Approved	Avg HH Size	Approved \$¹
1	27.1	2,831	3	6,821,778
2	27.8	3,933	3	9,581,047
3	28.9	3,345	3	8,082,159
4	28.8	2,677	3	6,872,505
5	24.3	2,272	3	5,103,713
6	31.9	2,955	3	7,650,201
7	28.6	3,270	3	8,146,350
8	31.2	3,328	2	8,562,540
9	30.8	2,175	2	5,787,155
10	31.5	2,578	3	6,788,472
Totals		29,364		\$73,395,919

1. As of March 1, 2021, NHSD has approved \$354,389 in rental assistance for 110 County households.

ISSUE:

Beginning February 18, 2021, the following eligibility criteria is utilized to determine assistance for the EHAP applicants, all applicants must:

- Reside within the San Antonio or Bexar County
- Provide documentation of hardship due to COVID-19
- Make less than 80% of the Area Median Income (AMI)

Assistance is tiered based on the applicant’s AMI:

- If an applicant’s income is at or below 50% AMI, the applicant is eligible for up to 9 months of rental or mortgage assistance and the current bill amount for utility bill (SAWS, CPS Energy, Internet) assistance.
- If an applicant’s income is between 51% and 80%, the applicant is eligible for up to 6 months of rental or mortgage assistance and the current bill amount for utility bill (SAWS, CPS Energy, Internet) assistance.

Emergency Housing Assistance Program Allowances					
Effective February 18, 2021					
AMI	Term	Rent/Mortg	SAWS	CPS Energy	Internet
≤50%	9 months	X	X	X	X
51% - 80%	6 months	X	X	X	X

*Complete reset. All applicants will be eligible got 6 months or 9 months regardless of prior assistance.

In October 2020 San Antonio was selected by the Texas Department of Housing & Community Affairs (TDHCA) to participate in the pilot of the Texas Eviction Diversion Program (TEDP.) The pilot program offered up to 6 months of assistance including up to 5 months of future rent for tenants who were being sued for eviction. The City received \$600,000 for the program, up to 10% of which could be spent on administration. Staff hired additional temp staff to aid in the administration of the program and began serving clients in November.

As of March 5, 2021 staff has expended the initial award serving 90 households at an average amount of \$5,994. The City will continue administering TEDP using a \$360,000 set-aside from the Texas Emergency Rental Assistance Program (TERAP). The program is no longer a considered a pilot by TDHCA. Only tenants who have been sued for eviction are eligible and their records are kept confidential by the courts as part of their participation in the program.

ALTERNATIVES:

This item is for briefing purposes only.

FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.