



City of San Antonio

Agenda Memorandum

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Agenda Date: 4/5/2021

In Control: Culture and Neighborhood Services Committee

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 creation of the 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).

The total budget for the EHAP is \$133.6 million. This includes Phases I-IV of the EHAP.

EHAP Budget by Phase:

Phase I approved April 23, 2020	\$25,595,299.00
Phase II approved June 4, 2020	\$26,944,551.00
Phase III approved September 17, 2020 amended January 21, 2020	\$34,311,149.82
Phase IV approved February 18, 2021	\$46,751,961.10
Total	\$133,602,960.92

As of March 29, 2021, the City has approved \$79.7 million in assistance to over 30,949 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	2,962	3	\$7,307,563
2	27.8	4,107	3	\$10,241,559
3	28.9	3,465	3	\$8,561,153
4	29.0	2,784	3	\$7,305,847
5	24.4	2,356	3	\$5,410,858
6	31.9	3,087	3	\$8,184,772
7	28.7	3,414	3	\$8,750,215
8	31.1	3,495	2	\$9,289,974
9	30.9	2,276	2	\$6,190,520
10	31.7	2,684	3	\$7,220,797
County	31.8	319	3	\$1,233,996
Totals		30,949		\$79,687,253

ISSUE:

Beginning February 18, 2021, applicants seeking rental, mortgage and utility assistance are eligible for up to 9 months of assistance based on the following eligibility criteria 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.

As of March 29, 2021, the City has approved \$79.7 million in assistance to over 30,949 households seeking emergency rental, mortgage, and utility 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 1, 2021 staff expended the initial award serving 90 households at an average amount of \$5,824. The City is continuing to administer TEDP using a \$360,000 set-aside from TERAP that is expected to be fully expended by the end of April. The program is no longer 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.

The Texas Rent Relief Program (TRR) has now officially launched statewide. TRR is a state administered rental assistance program existing to assist those facing potential eviction. The program offers up to 15 months of assistance for rent and utilities. The Office of Court Administration (OCA) and TDHCA have directed the Justice of the Peace courts around the state to refer parties in eviction cases to this program.

In response, the City of San Antonio Eviction Intervention Program will continue to attend eviction hearings and conducting proactive outreach to parties prior to the hearings. The focus of the work will be on referrals such as to the Right to Counsel Program for legal services, Bexar County Dispute Resolution Center, housing counseling, financial counseling, relocation assistance or other needed resources.

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.