



City of San Antonio

Agenda Memorandum

File Number:21-4183

Agenda Item Number: 3.

Agenda Date: 6/14/2021

In Control: Culture and Neighborhood Services Committee

DEPARTMENT: Neighborhood & Housing Services Department

DEPARTMENT HEAD: Verónica R. Soto, FAICP, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUMMARY:

Emergency Housing Assistance Program (EHAP) 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.

Current 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 June 1, 2021, the City has approved \$107.9 million in assistance to over 37,762 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	27.5	3,619	2	9,941,939
2	27.8	5,061	3	14,071,177
3	29.0	4,197	3	11,607,525
4	29.2	3,408	3	9,933,872
5	24.8	2,846	3	7,236,600
6	31.7	3,746	3	11,006,240
7	29.2	4,164	3	11,875,990
8	31.0	4,227	2	12,243,243
9	31.1	2,704	2	8,100,780
10	31.4	3,248	2	9,721,210
County	31.1	542	3	2,193,819
Totals		37,762		107,932,395

ISSUE:

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% AMI, 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 June 1, 2021, the City has approved \$107.9 million in assistance to over 37,762 households seeking emergency rental, mortgage, and utility assistance.

Additional Funding for EHAP

US Treasury Funding

On May 7, 2021, the US Treasury announced the allocation of an additional \$21.6 billion under the American Rescue Plan for Emergency Rental Assistance, for families impacted by COVID-19. The City of San Antonio will receive a total of \$49,698,202 in this second round of funding. At least 90 percent of awarded funds must be used for direct financial assistance, including rent, rental arrears, utilities and home energy costs, utilities and home energy costs arrears, and other expenses related to housing. Remaining funds are available for housing stability services, including case management and other services intended to keep households stably housed.

Bexar County Funding

On January 21, 2021, City Council approved two agreements with Bexar County to administer \$645,477 in grant funds from Texas Department of Housing and Community Affairs (TDHCA) -Texas Emergency Rental Assistance Program and \$1,500,000 in Bexar County General Funds for the purpose of providing rental

assistance for residents living outside the City limits within Bexar County. These funds have been fully approved and distributed to County residents.

The City is finalizing an agreement with the County to accept an additional \$5,500,000 in U.S. Treasury funding for rental assistance for Bexar County residents for a total of \$7,645,477 in EHAP funding for residents living outside the City limits.

Texas Department of Housing and Community Affairs Funding

The City was notified on May 14, 2021 of an award of \$500,000 from Texas Department of Housing and Community Affairs (TDHCA) for the Texas Emergency Mortgage Assistance Program. The TEMAP program, funded with CDBG CARES Act funds, provides mortgage assistance to homeowners at or below 80% of the Area Medium Income who have been economically impacted by COVID-19 to help provide housing stability during the pandemic.

The program can pay up to six consecutive months of an eligible household's mortgage payments.

Additional EHAP Funding

Source	Uses	Amount
US Treasury	Rental, Utility, and Internet	\$49,698,202
County	Rental	\$5,500,000
TDHCA	Mortgage	\$500,000
Total		\$55,698,202

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.