

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**ACCEPTING AND APPROPRIATING \$3,368,356.96 IN EMERGENCY RENTAL ASSISTANCE (ERA2) FUNDS, OF WHICH \$466,791.57 IS FROM THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (“TDHCA”) FOR HOUSING STABILITY SERVICES, TO BE USED FOR THE RIGHT TO COUNSEL AND RESIDENT RELOCATION ASSISTANCE PROGRAMS; AND \$2,901,565.39 IS FROM THE U.S. DEPARTMENT OF THE TREASURY EMERGENCY TO PROVIDE RENTAL ASSISTANCE TO RESIDENTS THAT LIVE INSIDE THE CITY LIMITS UNDER THE CITY’S HOUSING ASSISTANCE PROGRAM; AND AUTHORIZING STAFF TO NEGOTIATE AND EXECUTE AMENDED CONTRACTS WITH LEGAL SERVICE PROVIDERS AND THE TDHCA**

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**WHEREAS**, in March 2022, the Texas Department of Housing and Community Affairs (“*TDHCA*”) awarded 44 applicants funding for projects and programs focusing on housing stabilization services; and

**WHEREAS**, the City of San Antonio was awarded a Housing Stability Services (“*HSS*”) grant totaling up to \$6,729,404.00; and

**WHEREAS**, on April 14, 2022, City Council accepted the \$6,729,404.00 grant and appropriated the grant funds to be used for HSS through the Right to Counsel (“*RTC*”) program and the Resident Relocation Assistance Program (“*RRAP*”); and

**WHEREAS**, the grant period is from April 2022 through March 2024 and serves households earning up to 80% of the area median income; and

**WHEREAS**, the City established the RRAP in 2019; and

**WHEREAS**, currently, the RRAP, administered by the Neighborhood & Housing Services Department (“*NHSD*”), provides individualized support to households facing housing instability or eviction; and

**WHEREAS**, eligible households receive financial assistance to help them obtain new housing including support with moving costs, deposits, and temporary lodging; and

**WHEREAS**, through the HSS grant, RRAP has assisted approximately 264 eligible families to date; and

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**WHEREAS**, in March 2020, the City established the RTC as a pilot program designed to provide legal assistance to renters facing eviction; and

**WHEREAS**, the RTC was expanded in June 2020 using federal CARES Act funding in order to provide further protection for renters facing evictions; and

**WHEREAS**, the RTC program provides legal aid to renters at or below 80% area median income who are facing landlord/tenant issues such as eviction and is currently administered by Texas RioGrande Legal Aid, Inc. (“*TRLA*”) and the San Antonio Legal Services Association (“*SALSA*”); and

**WHEREAS**, in January 2023, the TDHCA informed the City that it would grant the City an additional \$466,791.57 in ERA2 reallocated funding for housing stability services; and

**WHEREAS**, the additional grant funds would bring the total HSS budget up to \$7,196,195.57 to be used to provide additional relocation assistance and legal aid services to eligible families; and

**WHEREAS**, of the \$466,791.57, up to \$266,000.00 of the ERA2 HSS Reallocated Funds will be appropriated to further expand the existing RTC program, and the remaining \$200,791.57 will be appropriated to supplement and expand the RRAP, which will provide individual counseling to families facing evictions as well as expand housing stabilization services including apartment navigation to support families relocating to affordable and accessible housing; and

**WHEREAS**, on April 23, 2020, City Council approved the creation of the Emergency Housing Assistance Program (“*EHAP*”) to help cover rent and utility expenses of low-income households affected by the economic consequences of the COVID-19 pandemic; and

**WHEREAS**, the City approved approximately \$206 million in assistance to nearly 66,000 households before closing the EHAP application portal in March 2022; and

**WHEREAS**, EHAP was intended as a temporary emergency program aimed at providing emergency assistance to families facing eviction due to financial hardships resulting from the COVID-19 pandemic; and

**WHEREAS**, in May of 2022, the City launched the Housing Assistance Program (“*HAP*”), which is designed to provide rental and utilities assistance to eligible low-income households facing COVID-19 related financial hardships; and

**WHEREAS**, since its launch, the HAP has processed over 16,000 applications. The City has approved 6,000 eligible households with over \$15.6 million in housing assistance; and

**WHEREAS**, the U.S. Department of the Treasury Emergency Rental Assistance (“**ERA**”) program was created to help cover the unmet rent and utility expenses of low-income households affected by the economic consequences of the COVID-19 pandemic; and

**WHEREAS**, in February 2023, San Antonio was awarded \$2,901,565.39 in Emergency Rental Assistance (ERA2) Reallocated Funds, Round 2, from the U.S. Department of the Treasury to be utilized to provide rental assistance under the City’s HAP to support at-risk households; and

**WHEREAS**, this Ordinance will accept these funds and allocate them to be used to provide additional rental assistance to eligible families residing in the San Antonio city limits; and

**WHEREAS**, based on the foregoing, staff recommends adopting this Ordinance accepting the Emergency Rental Assistance (ERA2) HSS Reallocated Funds from the TDHCA in an amount of up to \$466,791.57 under the HSS grant program, the appropriation of the grant funds for the RTC and RRAP and authorizing staff to negotiate and execute amendments to the Professional Services Agreements with legal aid service providers consistent with the requirements of the Grant to execute an amendment to the Grant Contract with TDHCA; and

**WHEREAS**, staff also recommends adopting this Ordinance accepting the Emergency Rental Assistance (ERA2) Reallocated Funds, Round 2, from the U.S. Department of Treasury in the amount of \$2,901,565.39 to provide rental assistance to residents that live inside the city limits under the City’s HAP. **NOW, THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Council hereby accepts the Emergency Rental Assistance (ERA2) Housing Stability Services (“**HSS**”) Reallocated Funds from the Texas Department of Housing and Community Affairs (“**TDHCA**”) in an amount of up to \$466,791.57 under the Housing Stability Services grant program, the appropriation of the grant funds for the Right to Counsel (“**RTC**”) and Relocation Rental Assistance Program (“**RRAP**”). Staff’s application to the TDHCA for this grant is on file with Neighborhood & Housing Services Department (“**NHSD**”).

**SECTION 2.** The City Council hereby accepts the Emergency Rental Assistance (ERA2) Reallocated Funds, Round 2, directly from the U.S. Department of Treasury in the amount of \$2,901,565.39 to provide rental assistance to residents that live inside the city limits under the City’s Housing Assistance Program (“**HAP**”). Staff’s application to the Treasury for this grant is on file with NHSD

**SECTION 3.** The City Manager or designee, or the Director of Neighborhood and Housing Services or designee are hereby authorized to initiate, negotiate, and execute any and all necessary documents, contracts and agreements, to include amending the Professional Services Agreements with legal aid service providers to provide legal assistance to tenants in accordance with these programs and consistent with the requirements of the Grant and to execute execute an amendment to the Grant Contract with TDHCA and all other documents necessary to effectuate the purpose of this Ordinance. Staff may adjust or align budgets and plans as necessary consistent with this Ordinance without further Council action.

**SECTION 4.** Upon approval of this Ordinance, a new fund and internal order number will be created, upon which the amount of up to \$466,791.57 will be appropriated from the TDHCA. A formal final budget which will include Internal Order numbers and General Ledger numbers will be submitted by the department upon receipt.

**SECTION 5.** Upon approval of this Ordinance, a new fund and internal order number will be created, upon which the amount of up to \$2,901,565.39 will be appropriated from the U.S. Department of Treasury. A formal final budget which will include Internal Order numbers and General Ledger numbers will be submitted by the department upon receipt.

**SECTION 6.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 7.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED** this 9<sup>th</sup> day of March, 2023.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney