

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

Culture & Neighborhood Services Committee

April 05, 2021

Presented by Verónica R. Soto,
FAICP Director



Emergency Housing Assistance Program

Created in April 2020

- In response to COVID-19

Eligibility

- City of San Antonio and Bexar County Resident
- COVID-19 Hardship
- <80% AMI

Assistance Provided

- Rental
- Mortgage
- Utility
- Local, State and Federal Benefit Enrollment


Allowance effective February 18, 2021

	*Term	Rent/Mortgage	SAWS	CPS	Internet
≤50%	9 months	✓	✓	✓	✓
51% - 80%	6 months	✓	✓	✓	✓

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


Community Outreach


- Updated website with new allowances.
- Added application process FAQ sheet
- Created new EHAP Flyer





Emergency Housing Assistance Program


Receive Assistance With:


**RENT**

**MORTGAGE**

**UTILITIES**

**INTERNET**

**PAST DUE/UPCOMING RENT PAYMENTS**




Family of four making up to \$57,600 (80% AMI* Limit) can qualify to receive assistance for up to 6 months.

Family of four making up to \$36,000 (50% AMI* Limit) can qualify to receive assistance for up to 9 months.

*AMI: Area Median Income

DOCUMENTS NEEDED TO APPLY:

- IDENTIFICATION
- TWO MONTHS INCOME
- COVID-19 RELATED HARDSHIP
- LEASE OR MORTGAGE STATEMENT
- LANDLORD OR MORTGAGE COMPANY CONTACT INFORMATION



READY TO APPLY?

- FILL OUT APPLICATION AND UPLOAD DOCUMENTS
- CITY STAFF WILL REACH OUT UPON REVIEW OF YOUR APPLICATION
- PAYMENTS MADE DIRECTLY TO LANDLORDS/MORTGAGE HOLDERS

Questions?

CALL: (210) 207-5910

WEBSITE: www.sanantonio.gov/nhsd/programs/fairhousing

EHAP Dashboard

Processed 52,660		
Approved 31,230	Pending Manager Approval / Denial 230	Denied 21,200

As of Mar 31	Total Expended \$80.7M
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\$80,746,218



Rent & Mortgage
\$65,275,459



CPS
\$6,157,047



SAWS
\$989,403



Internet
\$293,710

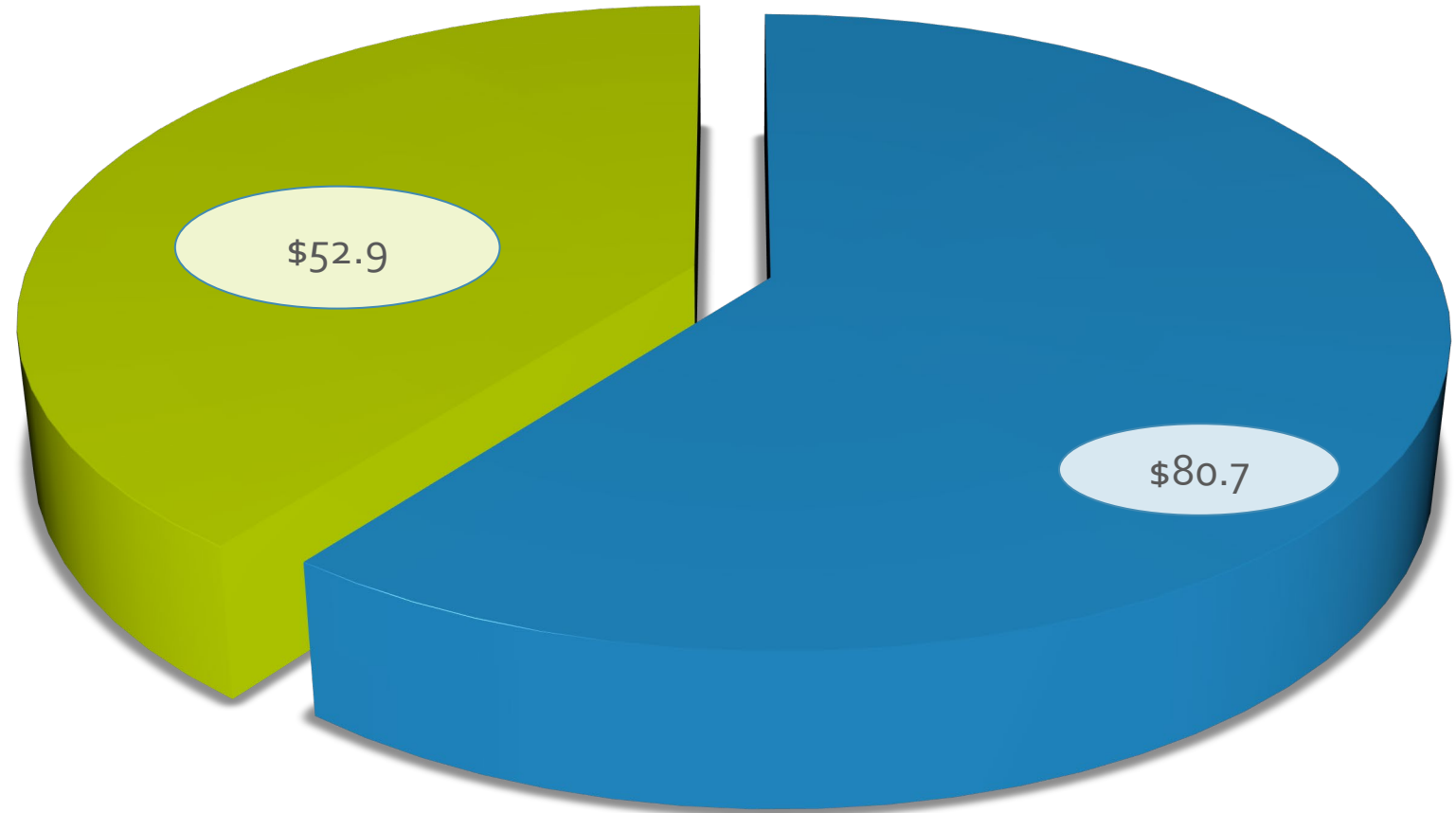


Cash Assistance (FII)
\$8,030,600

Total People Assisted 83,819	Avg. Assistance Per Person \$963	Avg. Assistance Per Household \$2,586
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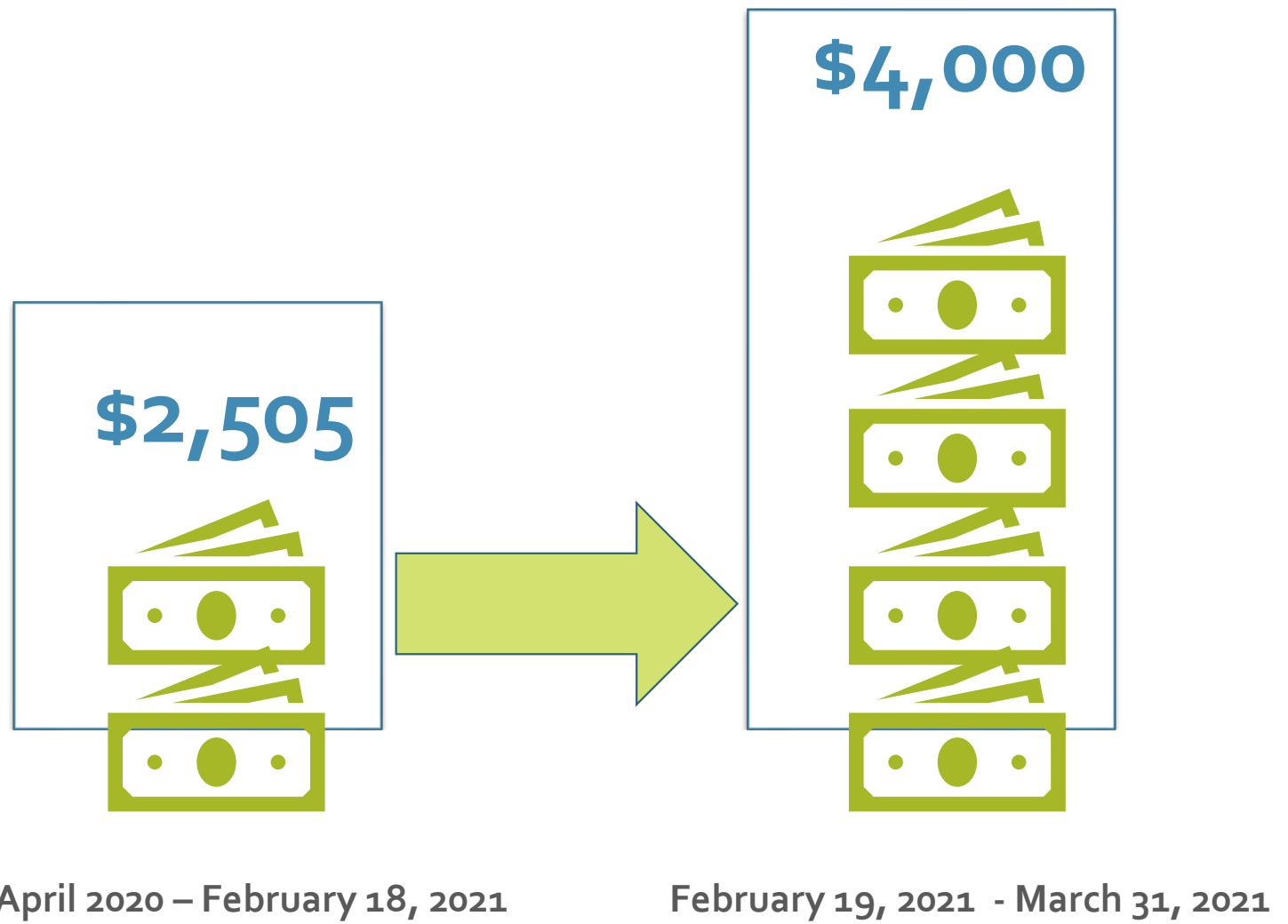
Current
Budget

\$133.6 Million EHAP Budget



- Assistance Approved to 31,230 Households
- Remaining Budget in Millions

Average Assistance Per Household



Assistance Provided per Week for last 4 Weeks

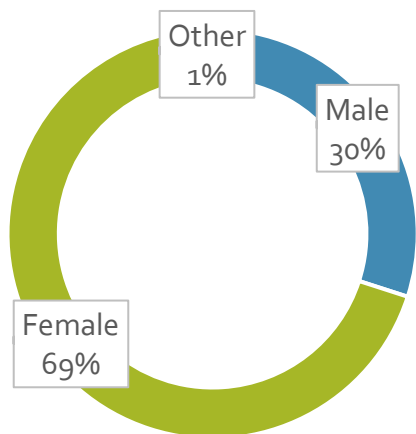
Week of	Amount
March 5	\$1.1 million
March 12	\$1.4 million
March 19	\$1.5 million
March 26 th	\$2.1 million

Average - \$1.5 million

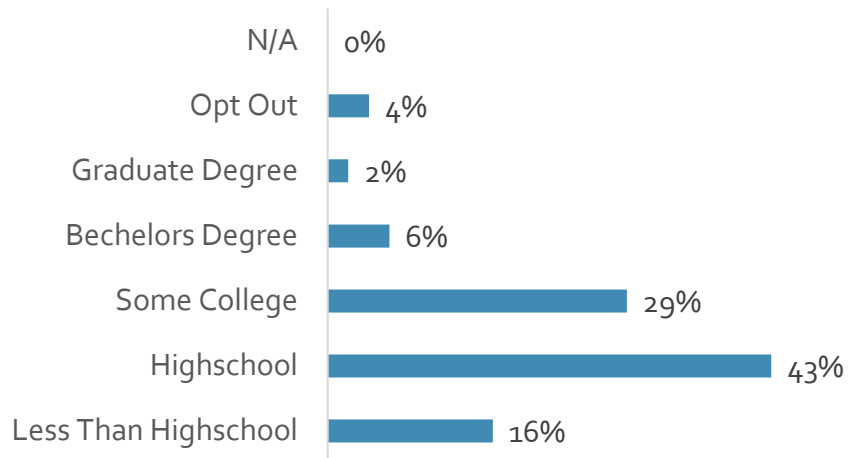


Demographics – Approved Applications

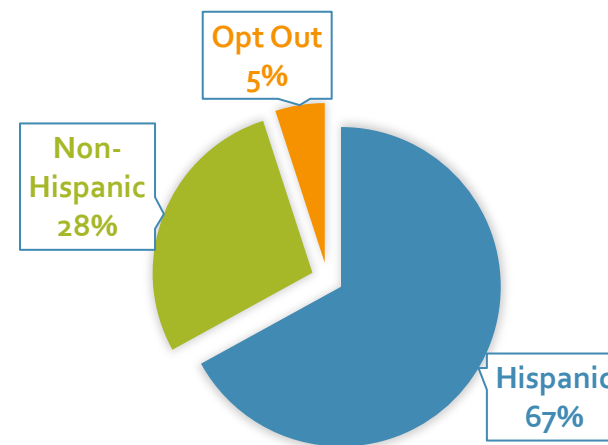
Gender



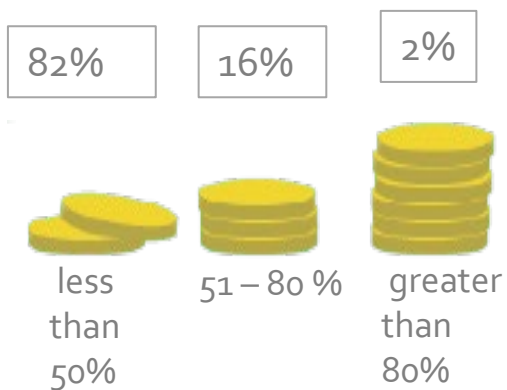
Education



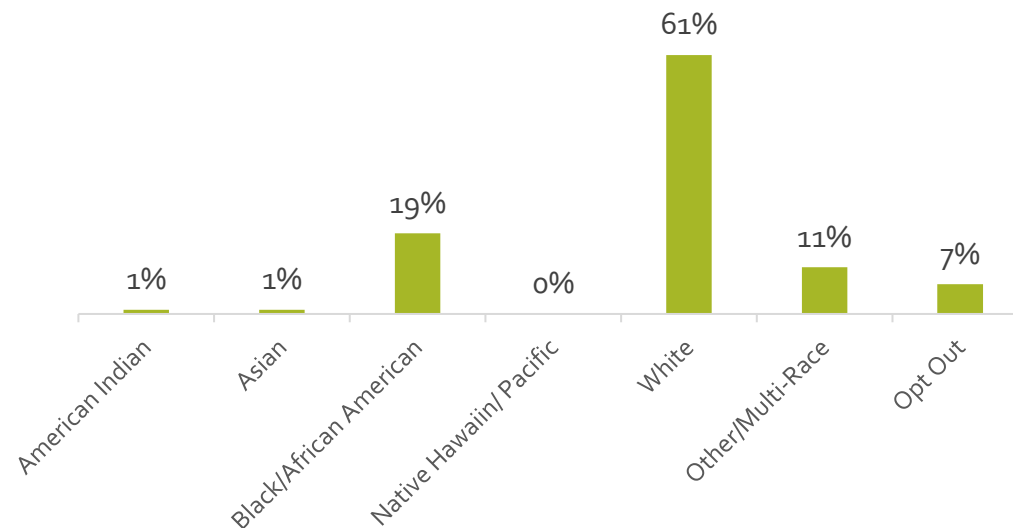
Ethnicity



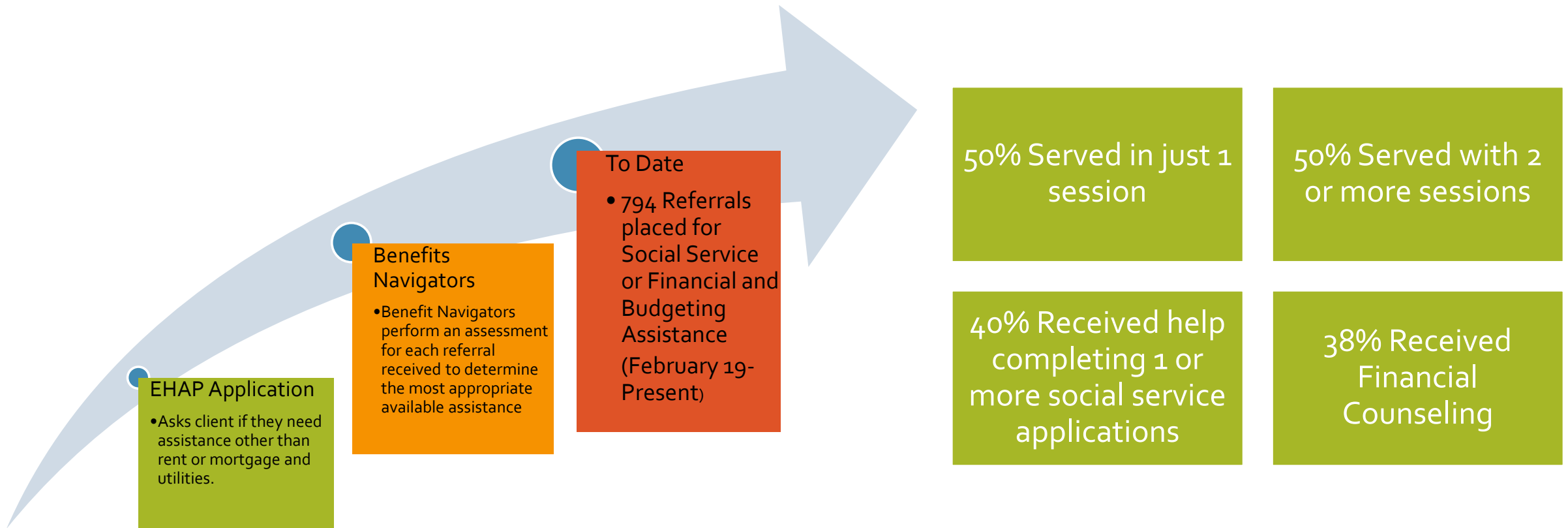
Area Median Income



Race



Outcomes



Referral System Update—DHS Benefits Navigators

Texas Eviction Diversion Program Pilot

November 2020- March 2021

- Created by order of Governor Abbot in October 2020
- City began administering in November 2020
- Initial \$600k award expended as of March 1
- Additional \$360k TERAP set-aside funding will be expended end of April

Eligibility

- Bexar County Resident
- COVID-19 Hardship
- Must have an eviction on file

Total Rental Assistance Provided

- Up to 6 months, including at least 1 in arrears
- 90 Households Assisted
- Total Amount expended: \$538,402
- Average Household Assistance Provided: \$5,824

- CDC Moratorium extended through June 30th



Notice of Tenants' Rights

Right to Counsel Program



NHSD will conduct outreach and attend hearings



Courts will include State Eviction Diversion information in citations issued

Continue During and After the Moratorium



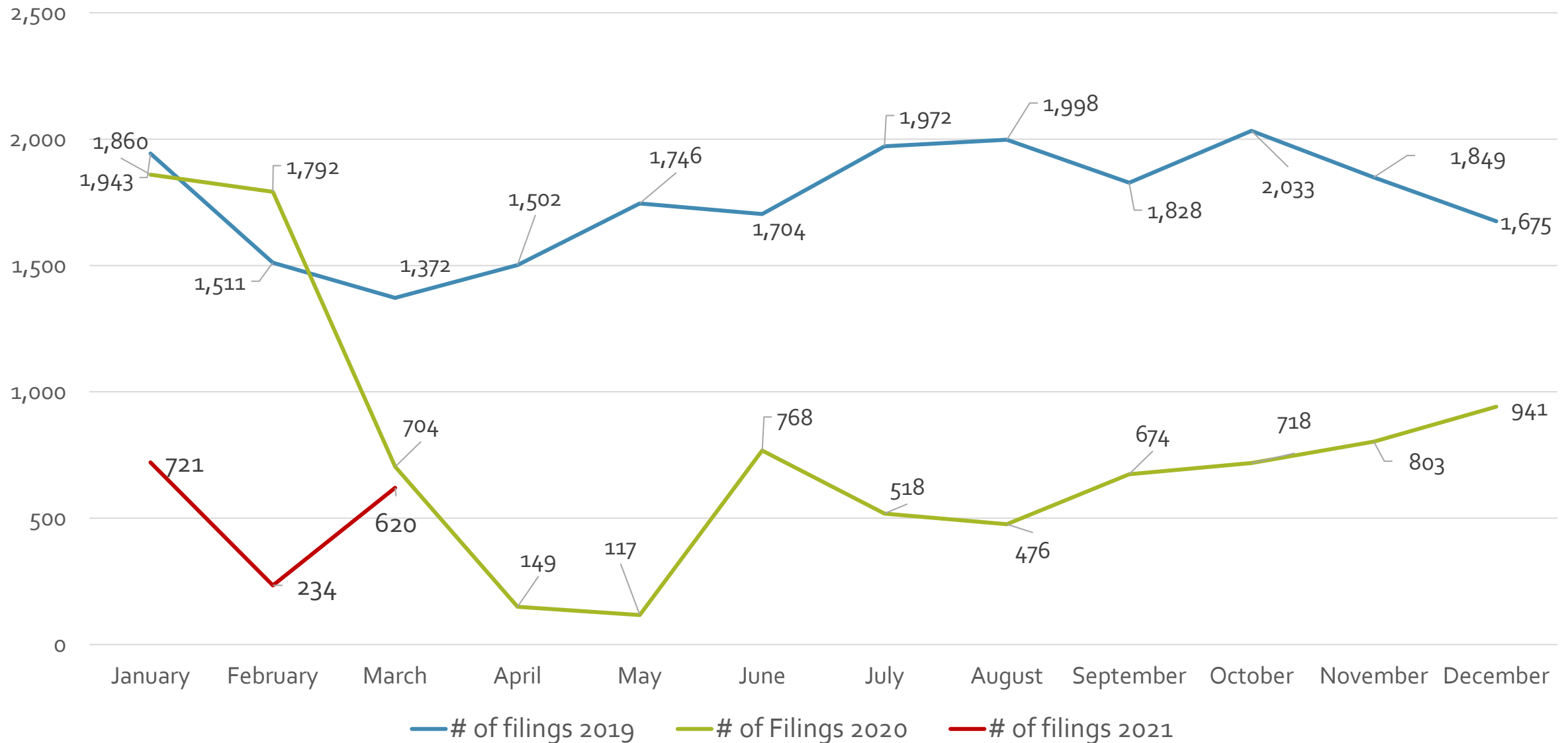
Eviction Hearing Outcomes

- 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	258	273	382	308	11
2	Reduced hearing schedule	403	340	589	186	6
3	All Hearings	247	585	478	180	3
4	All Hearings	569	775	795	440	13
Total:		1,395	1,894	2,132	1,054	32
As Percent of Total:		21.44%	29.11%	32.76%	16.20%	<1%

- Data collected by COSA courts team staff June 15th- March 31st

Eviction Filings in Bexar County 2019, 2020, 2021



Filing Data courtesy of Bexar County Justice of the Peace Courts

Texas Rent Relief Eviction Diversion Program Administered by State of Texas

February 2021- Present

- Bexar Courts Team is referring to this program for rental assistance
- Records sealed for 60-day abatement period
- \$117 Million Available Statewide

Eligibility

- Resident of Texas
- COVID-19 Hardship
- Must have an eviction on file

Total Rental Assistance Provided

- Up to 15 months, including at least 1 in arrears

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