



City of San Antonio

Agenda Memorandum

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Agenda Item Number: 4

Agenda Date: March 23, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Director to report updates on Neighborhood and Housing Services Department Programs.

SUMMARY:

Each month the Director prepares a report on program updates directly affecting the Housing Commission and its charge.

BACKGROUND INFORMATION:

Topics to be discussed are (a) Follow-up question asked during the Housing Commission Meeting on February 23, 2022; (b) Housing Assistance Program update; (c) Fee Waivers update; (d) Upcoming meetings.

ISSUE:

a) Follow Up Questions: During the February 23, 2022 meeting, Commissioner Abraham asked staff to provide a JPG version of the Renters' Issues Subcommittee flyer so he could share it on social media. The JPG version of the flyer was shared with the Commission and subcommittees.

b) Housing Assistance Update: On April 23, 2020, City Council approved the creation of the Emergency Housing Assistance Program (EHAP). The EHAP is administered by the Neighborhood and Housing Services Department (NHSD). As of March 16, 2022, the City has approved \$192.1 million in assistance to over 61,627 households seeking emergency rental, mortgage, and utility assistance (including administrative expenses).

The emergency program has been funded with a variety of local, state, and federal resources. The total budget for the EHAP is \$216.9 million. As of March 16, 2022, there is a total remaining balance of \$17 million available for EHAP. NHSD closed the EHAP application portal on March 1, 2022, as there were thousands of applications in the queue that would utilize most of the current funding.

The Risk Mitigation Policy, which became the Emergency Housing Assistance Program (EHAP) during the pandemic, will transition to be called the Housing Assistance Program (HAP) in spring 2022 and any current funds not expended on EHAP applications will be transitioned to the Housing Assistance Program. In the meantime, staff is referring households to the Texas Homeowner Assistance Fund (HAF) for mortgage assistance and to several community and city resources to assist with utility assistance, legal aid, senior services, benefits counseling, job training, homelessness, and eviction intervention.

The below chart provides EHAP data by City Council District as of March 16, 2022 . The chart includes the amount paid per household and per person by Council District.

Council District	Avg AMI	Approved HH	People Approved	Avg HH Size	Approved Amount	Approved Amount per Person	Approved Amount per HH
1	26.6	5,535	13,569	2	\$16,368,627	\$1206	\$2,977
2	27.1	8,685	23,409	3	\$26,262,192	\$1,122	\$3,042
3	27.8	6,578	17,497	3	\$19,286,852	\$1,102	\$2,952
4	28.4	5,250	16,478	3	\$16,858,681	\$1,023	\$3,229
5	24.0	4,302	12,829	3	\$11,937,908	\$931	\$2,791
6	30.4	5,711	15,475	3	\$18,372,748	\$1,187	\$3,237
7	28.2	6,597	16,739	3	\$19,945,776	\$1,192	\$3,049
8	29.4	6,684	14,679	2	\$21,108,572	\$1,438	\$3,176
9	30.3	4,220	9,620	2	\$13,995,877	\$1,455	\$3,364
10	30.1	5,142	12,398	2	\$16,755,481	\$1,351	\$3,279
0	29.0	2,923	8,239	3	\$11,239,954	\$1,364	\$3,845
		61,627	160,932		\$192,132,668	\$13,371	\$34,941

The City of San Antonio recently received US Treasury Reallocated Emergency Rental Assistance (ERA 1) Round 2 funding totaling \$4,262,540. Nine entities in Texas including the State received reallocated Round 2 funding. This funding will be utilized for the Emergency Housing Assistance Program applications in the queue with about 7,500 applications in process as of March 16, 2022.

In January 2022, staff applied for the Texas Department of Housing Community Affairs (TDHCA) funding opportunity, Housing Stability Services ERA II Grant. The grant applications submitted sought to expand legal services and housing stability for community members that are considered low-income tenants (less than or equal to 80% of AMI) and are at risk or subject to an eviction. The continued focus is to serve populations that have been historically underserved, including people of color, persons with limited English proficiency, and persons with disabilities. The grant period is from April 2022 through March 2024 and will serve households in Bexar County earning 80% of the Area Median Income.

On March 10, 2022 by vote of the Governing Board, the Texas Department of Housing and Community Affairs (TDHCA) awarded 44 applicants funding for projects and programs focusing on housing stabilization services. The City of San Antonio was awarded \$6,729,404 to expand both the Right to Counsel (RTC) Program and Resident Relocation Assistance Program (RRAP).

Staff will bring both the TDHCA's Housing Stability Services ERA II Grant and the US Treasury Reallocated Emergency Rental Assistance (ERA 1) Round 2 funding to the Planning and Community Development Committee on March 25. City Council will consider accepting and appropriating the funds on April 7, 2022.

c) Fee Waivers Update: City Council approved an updated City Fee Waiver program in December 2021. NHSD opened the City Fee Waiver applications from January 3-31. Sixty-three applications were received in the affordable housing category. NHSD was able to award City and SAWS waivers to all eligible applicants. The City awarded over \$900k in City Fee Waivers and \$2.3 million in SAWS waivers to affordable housing.

This year, the program will assist the development of 1,800 affordable rental units below 60% AMI, with almost 400 reserved for those at 30% AMI or below. The program will also assist over 60 affordable for-sale homes up to 120% AMI, though most of the families who will live in the homes will earn less than 120% AMI.

NHSD is retaining a small set-aside for affordable accessory dwelling unit (ADU) construction to ensure homeowners constructing an affordable unit could have access to those waivers outside of the competitive application process.

NHSD is working with the Affordable Housing team at Development Services Department to ensure projects with waivers are funneled to their team and we are closely coordinated on those projects as we move forward.

d) The next regular meeting of the Housing Commission will be held on April 27, 2022.

Other important upcoming meetings include:

- 3/25: Planning and Community Development Committee
- 3/31: TRLA Know Your Rights Training
- 4/7: City Council Meeting
- 4/14: City Council Meeting
- 4/21: City Council Meeting
- 4/28: Planning and Community Development Committee
- 4/28: TRLA Know Your Rights Training

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.