



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: 3

Agenda Date: April 27, 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 March 23, 2022; (b) Housing Assistance Program update; (c) Strategic Housing Implementation Plan (SHIP) update; (d) Upcoming meetings; e) Director's last day.

ISSUE:

a) Follow Up Questions:

During the March 23, 2022 meeting, Commissioner Keammerer asked who Housing Commissioners could thank for the funding discussed in the Director's Report.

- Representative Joaquin Castro for his sponsorship of the \$2 million Federal set aside for home repair and preservation in San Antonio

- Bobby Wilkinson, Executive Director of TDHCA; Brooke Boston, Deputy Executive Director of Programs; Cate Tracz, Director of Housing Stability Services; Leo Vasquez, Chair of TDHCA Board; Paul Braden, Vice Chair of TDHCA Board; Brandon Batch, Member of TDHCA Board; Anna Maria Farias, Member of TDHCA Board; Kenny Marchant, Member of TDHCA Board; Ajay Thomas, Member of TDHCA Board can be thanked for the \$6.7 million TDHCA ERA-2 Housing Stability Grant.

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 April 22, 2022, the City has approved \$200.9 million in assistance to over 64,008 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 \$221.2 million. As of April 22, 2022, there is a total remaining balance of \$11.8 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) and any current funds not expended on EHAP applications will be transitioned to the Housing Assistance Program. The Housing Assistance Program—formerly the Risk Mitigation Fund Policy adopted by City Council in 2019—is designed to assist renters and homeowners alike going through emergency life situations in order to keep them housed and prevent those situations from worsening and leading to future displacement. The Housing Assistance Program has two components (outlined in the Risk Mitigation Policy) rental/mortgage assistance and relocation assistance for qualified low-income households facing housing instability and at risk of displacement. The proper updates are being completed to relaunch the portal and we project the Housing Assistance Program will launch on Monday, May 2nd to the public. Staff will continue 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 April 22, 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	Approved Amount per HH
------------------	---------	-------------	-----------------	-------------	-----------------	-----------------	------------------------

						per Person	
1	26.5	\$5,681	\$13,979	2	\$17,058,559	\$1,220	\$3,001
2	27.1	\$8,978	\$24,235	3	\$27,331,849	\$1,128	\$3,062
3	27.7	\$6,793	\$18,038	3	\$19,984,258	\$1,108	\$2,961
4	28.3	\$5,446	\$17,098	3	\$17,599,052	\$1,029	\$3,249
5	24.0	\$4,422	\$13,183	3	\$12,357,050	\$937	\$2,810
6	30.3	\$5,936	\$16,042	3	\$19,233,147	\$1,199	\$3,259
7	28.1	\$6,868	\$17,429	3	\$20,881,799	\$1,198	\$3,065
8	29.3	\$6,976	\$15,290	2	\$22,174,172	\$1,450	\$3,196
9	30.2	\$4,383	\$9,980	2	\$14,678,390	\$1,471	\$3,395
10	30.1	\$5,325	\$12,781	2	\$17,479,101	\$1,368	\$3,302
0	29.0	\$3,160	\$8,854	3	\$12,100,362	\$1,367	\$3,829
Total		\$63,968	\$166,909		\$200,877,739		

The City of San Antonio recently received US Treasury Reallocated Emergency Rental Assistance (ERA 1) Round 2 funding totaling \$4,262,540. This funding will be utilized for the Emergency Housing Assistance Program applications in the queue with about 4,300 applications pending processing as of April 14, 2022.

The Texas Department of Housing and Community Affairs (TDHCA) awarded the City of San Antonio \$6,729,404 44 for housing stabilization services which will be utilized to expand both the Right to Counsel (RTC) Program and Resident Relocation Assistance Program (RRAP).

On April 7th, City Council accepted and appropriated the US Treasury Reallocated Emergency Rental Assistance (ERA 1) Round 2 funding. On April 14th, City Council approved and appropriated TDHCA's Housing Stability Services ERA II Grant.

c) Strategic Housing Implementation Plan Update:

Erik Walsh, City Manager, Mark Carmona, Chief Housing Officer, and NHSD are hosting a SHIP kick off meeting on May 6th. The meeting is for Directors and Assistant Directors from City departments who will assist in the implementation of the SHIP. This meeting served as the City's official internal launch of the SHIP, outlined next steps for working together, and answered questions about the work ahead.

Mark Carmona will have individual, in depth conversations with each of the departments' leadership to discuss the specific strategies their departments will help make successful in the coming weeks.

d) Upcoming Meetings:

The next regular meeting of the Housing Commission will be held on May 25, 2022.

Other important upcoming meetings include:

- 4/28: TRLA Know Your Rights Training

- 5/5: City Council Meeting
- 5/9: Planning and Community Development Committee
- 5/12: City Council Meeting
- 5/19: City Council Meeting
- 5/26: Planning and Community Development Committee

e) Director's Last Day

Verónica R. Soto's last day as Director of NHSD will be May 6, 2022.

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.