

# Housing Commission Regular Meeting

September 23, 2020



CITY OF SAN ANTONIO  
**NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

**Verónica R. Soto, FAICP**  
**Director**

# Agenda

Public Comments

**Item 1:** Approval of Minutes for August 26, 2020 Regular Meeting

**Item 2:** Discussion on the City's CARES Act Recovery & Resilience Plan, other Federal COVID-19 Interventions, and the Proposed Pandemic Recovery Plan to be Placed on the November 3<sup>rd</sup> Election Ballot

**Item 3:** Briefing and Possible Action on the Housing Commission Recommendation on the Definition of Affordability to be Included in the Strategic Housing Implementation Plan

**Item 4:** Director's Report



# Línea en Español

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# Public Comments



# Virtual Meeting Protocol

- All participants on mute until called by Chair to speak
  - Please mute yourself when not speaking
- Public Comment speakers will be called by Chair upon being dialed in
  - Please mute your WebEx and Computer to prevent feedback
  - You will have three minutes to speak
  - Please hang up once you are done speaking
- For technical assistance regarding listening/viewing WebEx, please dial  
(210) 207-5329



# Timer

- All speakers have three minutes to speak

**2:15**



# Item 1: Approval of Minutes



## Item 2: CARES Act and Other Federal Interventions



# Guiding Principles

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## Public Health and Safety

- Ensure continued COVID-19 related public health and safety while building resilience and fostering economic stability for households, nonprofits and businesses.

## Equity

- Imbed equity in policy decisions and distribution of resources.

## Braided Funding

- Appropriately integrate local, state and federal resources to achieve maximum impact.

## Community Resilience

- Ensure households and businesses affected by COVID-19 have the resources and tools to become financially resilient and better prepared to withstand future economic challenges.

## Well-Being

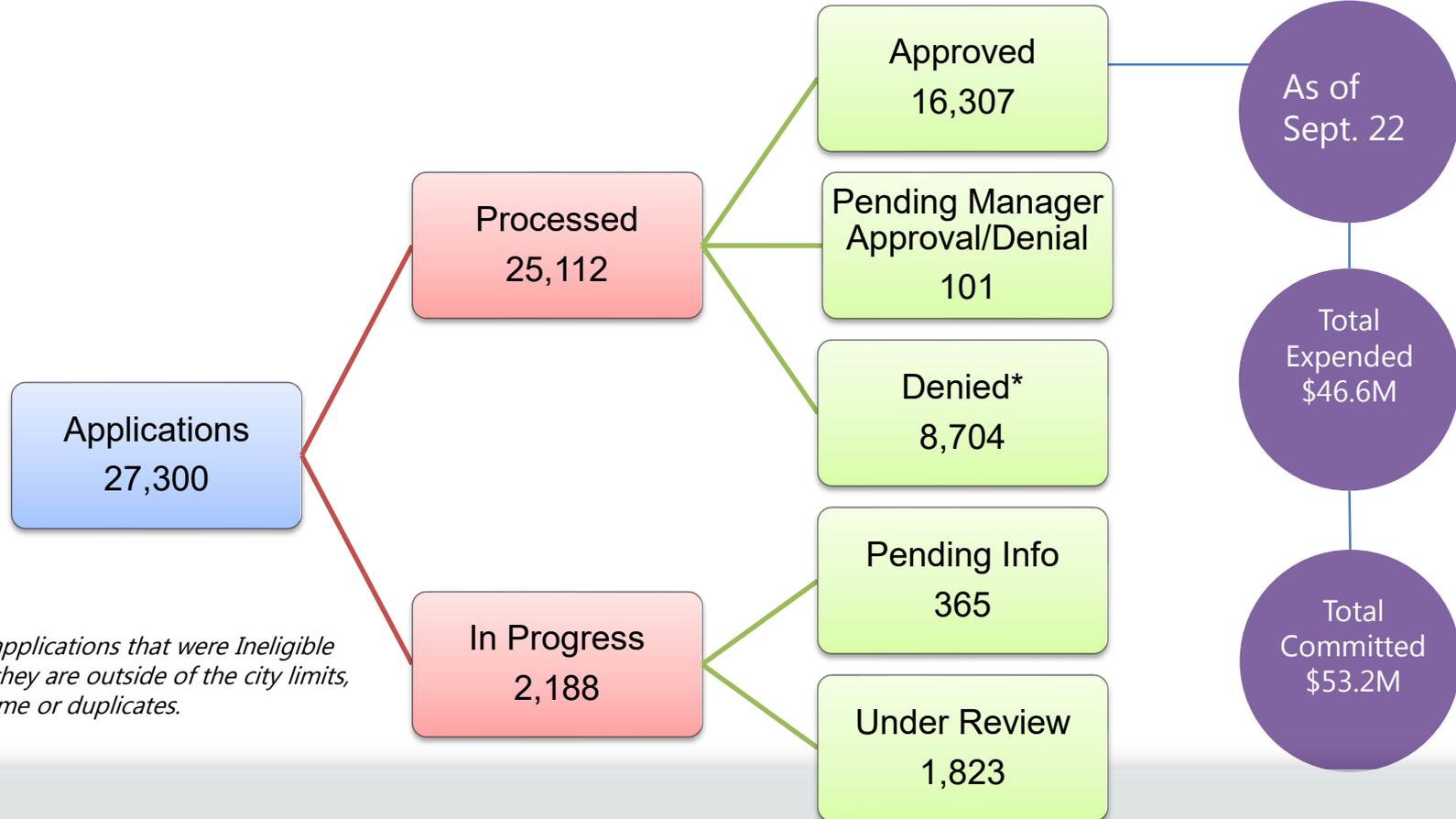
- Strengthen generational family well-being built upon a solid foundation of thriving non-profit organizations.

# City Response & Community Resiliency Plan

Source (\$ in Millions)	City's Eligible Payroll Expenses	City's PPE & Supplies	Watch Expand Assure Plan	Workforce Development	Housing Security	Small Business	Digital Inclusion	Total
Corona Virus Relief Fund	\$114.6	\$20.7	\$54.5	\$ 2.7	\$43.4	\$33.1		\$270.0
Other Federal Grants				\$10.0	\$7.01			\$17.0
General Fund				\$62.3		\$5.0	\$27.3	\$94.6
<b>Total</b>	<b>\$114.6</b>	<b>\$20.7</b>	<b>\$54.5</b>	<b>\$75.0</b>	<b>\$50.5</b>	<b>\$38.1</b>	<b>\$27.3</b>	



# COVID-19 Emergency Housing Assistance Program



*\*Denied applications that were Ineligible because they are outside of the city limits, over income or duplicates.*



# Emergency Housing Assistance Program

\$46,645,990



Rent & Mortgage  
\$39,360,937



CPS  
\$3,106,317



SAWS  
\$535,303



Internet  
\$124,783



FII  
\$3,518,650



# City Response & Community Resiliency Plan

## Housing and Financial Recovery Resource Centers

- A physical and virtual resource center
- Financial counseling, benefits navigation, housing counseling and financial assistance, housing repair assistance, low-cost financial products
- Connection to appropriate related services including workforce training, small business assistance, and homeless services



787  
Households

*As of 9/11/20*



# City Response & Community Resiliency Plan

## Eviction Interventions

**Work with precinct courts to provide Housing Assistance information prior to court dates**

- City/County assistance and contact information provided to tenant and landlord
- Provide access to rental assistance in exchange for dismissal of eviction case

**Expand Right to Counsel to provide mediation support at courts**

- Mediate cases to allow for dismissal of cases for non-payment of rent

**Expand PLACE program with SARAH to remove barriers to renting for those with criminal records or prior evictions**

- For those that are evicted this will make units available & removing large deposits or 'risk fees'



# CDC Moratorium

- National moratorium on evictions for non-payment of rent effective **September 4, 2020 - December 31, 2020**
- To qualify for protection, tenant must:
  - Be a tenant, lessee, or resident of a *residential property*
    - Includes house, building, mobile home or land in a mobile home park
    - **Does not include** hotel, motel, or short-term rentals like AirBnBs
  - Have annual income \$99,000 annual income (single) or \$198,000 (couple)
  - Give their landlord a signed declaration given to landlord/owner
- Does not relieve obligation to pay rent/payment or comply with lease
  - Landlords can still charge fees, penalties, or interest
- Courts must provide a declaration template to defendants
  - Defendants can use the declaration to prevent an eviction at any point in the process.



# City Response & Community Resiliency Plan

## Eviction Courts Outcomes:

- Filings increased about 87% when the CARES Act Moratorium was lifted
  - Reduced to roughly CARES-levels since CDC Moratorium
- Courts that are hearing cases are accepting declaration 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: Emergencies Pl. 2: All Hearings	112	68	100	142	3
2	Emergencies Only	137	18	156	46	2
3	All Hearings	112	121	205	101	1
4	All Hearings	250	114	278	165	3
<b>Total:</b>	-	<b>611</b>	<b>321</b>	<b>739</b>	<b>454</b>	<b>9</b>



# CDC Moratorium

**Outreach:** <https://covid19.sanantonio.gov/Assistance/Residents/Housing-Evictions>

- **Website** Flyer, Declaration, and FAQ (English/Spanish/*more languages*)
- Emergency Housing Assistance Partners, Resource Center, and Call Center training to inform assist residents



City of San Antonio  
**Financial & Housing  
Recovery Center**



**SAM**Ministries  
OVERCOMING HOMELESSNESS



**TRLA**  
Texas RioGrande Legal Aid



# CDC Moratorium

- **Mail outs** to CARES properties, small landlords, frequent evictors, registered mobile home parks, and to filings from County JP Courts
- **E-mail** all EHAP applicants and registered landlords, registered Neighborhood Associations, Council Offices, City contact lists



# CDC Moratorium

- **Media** TV, Radio, newspapers, and digital/social media
- **Virtual community info session** Hosted by TRLA. Recorded and available online (English/Spanish)
- **Block walking** teams distribute flyer information

## FEDERAL EVICTION MORATORIUM

### Effective Dates

The Center for Disease Control (CDC) with guidance from the Department of Health and Human Services, enacted the eviction moratorium from September 4, 2020 through December 31, 2020.

### Eviction Protections

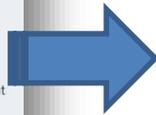
These eviction protections apply to tenants/renters who rent from a landlord, owner of a residential property, or another person with a right to pursue evictions.

### Rent Requirements

This Order does not mean that renters no longer owe rent. Landlords can still charge and collect fees if rent is not paid on a timely basis, under the terms

### Exceptions in the Order

This Order does not apply to a tenant, lessee, or resident: 1) engaging in criminal activity while on the premises; 2) threatening the health or safety of



San Antonio Express-News

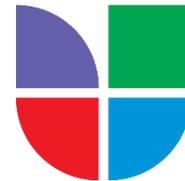
mySA

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SAN ANTONIO  
CURRENT

UNIVISION



Nextdoor



## Enforcement per CDC Order:

- Violations of this order can result in criminal penalties and fines of up to \$500,000

## Enforcement locally:

- Complaints or violations can be reported to DSD Code Enforcement
  - Code enforcement will investigate
- Violations will be issued citation and scheduled for Municipal or JP Court
- Subject to local penalties of up to \$1,000 per violation
- City staff will check for compliance with residents who are appearing in court or applying for EHAP



# Recovery & Resiliency Plan Overview

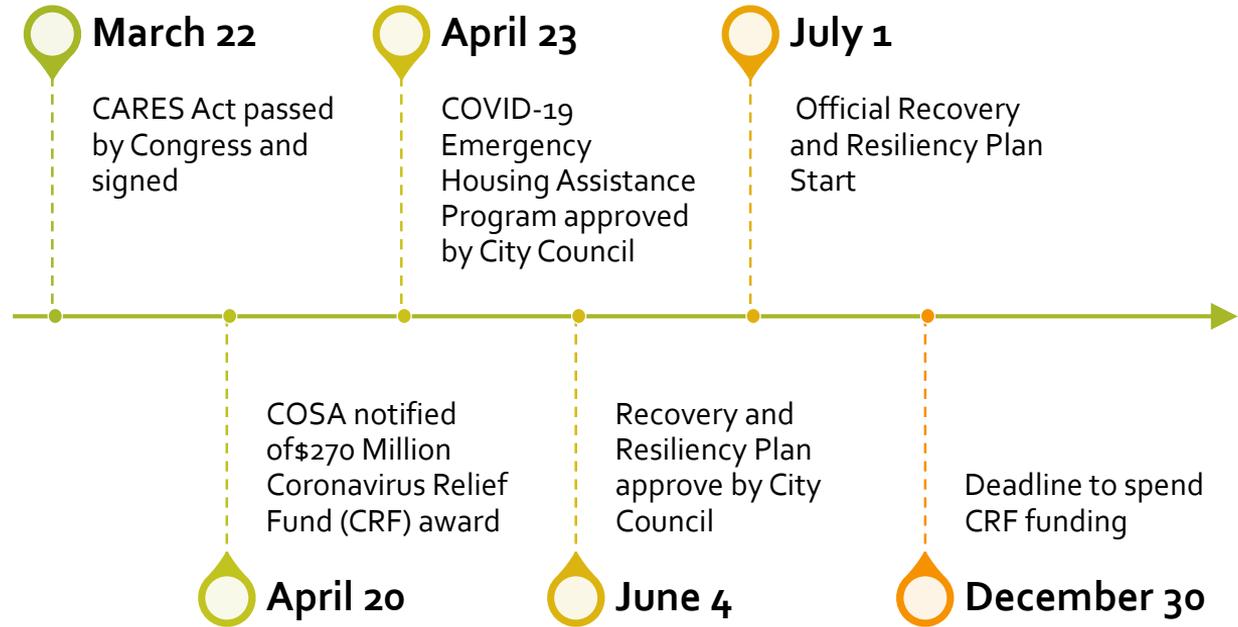
Presented by Ana Bradshaw, COVID-19 Financial &  
Performance Liaison

Presented to: Housing Commission

September 23, 2020



# Recovery and Resiliency Plan Timeline





WORKFORCE  
DEVELOPMENT  
\$75.0 M



HOUSING SECURITY  
\$50.5 M



SMALL BUSINESS  
SUPPORT  
\$38.1 M



DIGITAL INCLUSION  
\$27.3 M

Adopted Recovery and Resiliency Plan  
\$190.9 Million

# Workforce Development



## Intake, Assessment and Referral

- Launched August 31
- Coordinated system among all partners



## Marketing

- Initial direct outreach to EHAP participants
- Campaign begins mid- September



## Training Courses

- Over 250 TWC eligible training courses
- Supplemented with additional training programs



# Digital Inclusion

## Connected Beyond The Classroom

Completed Planning and Scoping Measures with 8 ISDs within 50 Priority Neighborhoods

Kickoff of pilot install in Lanier H.S. feeder pattern

July

August

September

October

November

December

Contract Scoping, Vendor Bids, and Deployment Strategies with ISDs were completed for the pilot area

Proof of Concept: 3 additional neighborhoods, 600 students in Edgewood ISD.

Full Deployment: Phased roll out across remaining 44 neighborhoods (~20k total students)



## Small Business Support

# Grant Funding as of September 4

	Grants	Max. Total Amount	Remaining Funds
Micro Business Grants	709	\$22,305,000	\$-
Loan Payment Forgiveness	63	279,191	95,809
Non-Profit Grants	45	1,790,000	680,000
Individual Artist Grants	130	608,689	-
Arts Non-Profits Grants	47	2,000,000	-
<b>Total</b>	<b>947</b>	<b>\$26,982,880</b>	<b>\$775,809</b>

- 2 Rounds of micro business grants
  - 80% of businesses in census tracks with Equity Scores 8-10
- Beginning 3<sup>rd</sup> Round of micro business grants
  - All funds to be disbursed by September 30



# Housing Security

## Case Management Portal

- On schedule to complete first phase to City departments
- Full implementation mid-2022

## Financial Housing Counseling and Family Resource Center

- Provided over 700 households with housing assistance
- 883 clients receive financial counseling

## Eviction Prevention

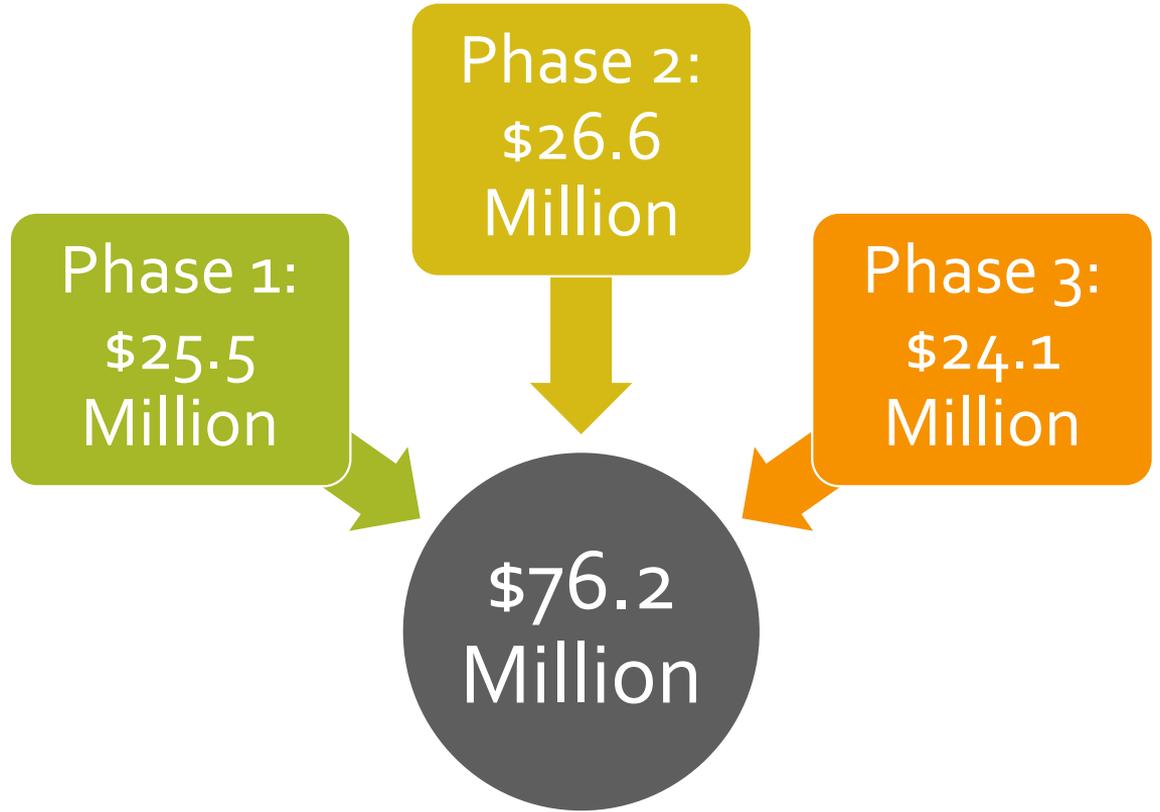
- Partnered with Precinct Courts to help 220 tenants by resetting or dismissing their eviction cases
- Referred 43 tenants to the Right to Counsel Program

## Homeless Shelter

- Sheltered 762 homeless individuals with 271 transitioning to more stable housing



# Emergency Housing Assistance Program





WORKFORCE  
DEVELOPMENT  
\$75.0 M



HOUSING SECURITY  
\$82.8 M

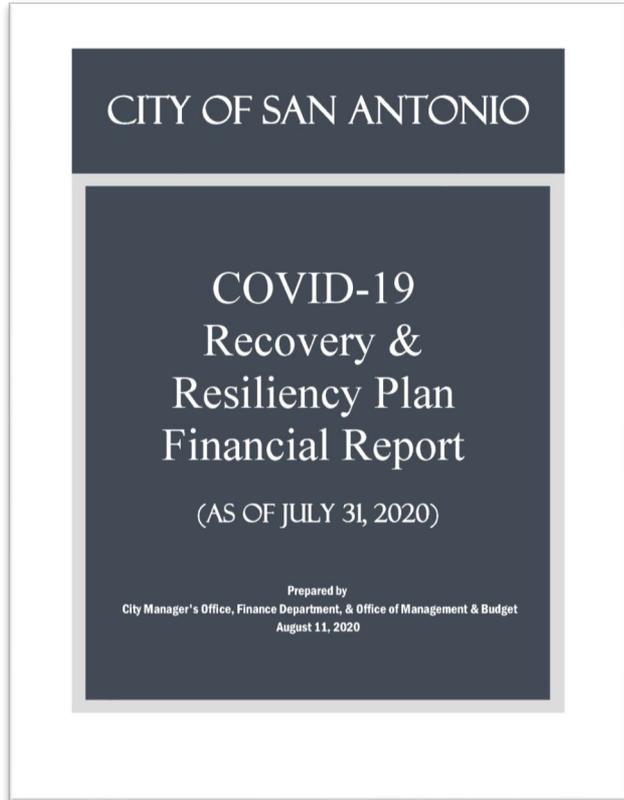


SMALL BUSINESS  
SUPPORT  
\$38.1 M



DIGITAL INCLUSION  
\$27.3 M

Revised Recovery and Resiliency Plan  
\$223.2 Million



## Reporting

- Monthly reporting to Mayor and City Council on response and recovery expenses
- Next report presented in October
- Reports shared with local delegation and other stakeholders



Next financial report and dashboard to be presented in October



Continue to identify other federal funding opportunities



Recommend additional budget realignments based on actual expenses

## Next Steps

# Recovery & Resiliency Plan Overview

Presented by Ana Bradshaw, COVID-19 Financial &  
Performance Liaison

Presented to: Housing Commission

September 23, 2020





# Workforce Initiative

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September 23, 2020

# Pre-COVID Economy

**3.2%**

Unemployment Rate

*Data Source: WSA, SA  
Unemployment Rate for Jan. 2020*

**10%**

Job Growth

*Data Source: San Antonio Economic  
Development Foundation*

**10%**

Population Growth

*Data Source: San Antonio Economic  
Development Foundation*



Home News Classical Programs Schedules Events/Initiatives Support Connect Search

## San Antonio Poverty Rate Tops List Of Large Metro Areas

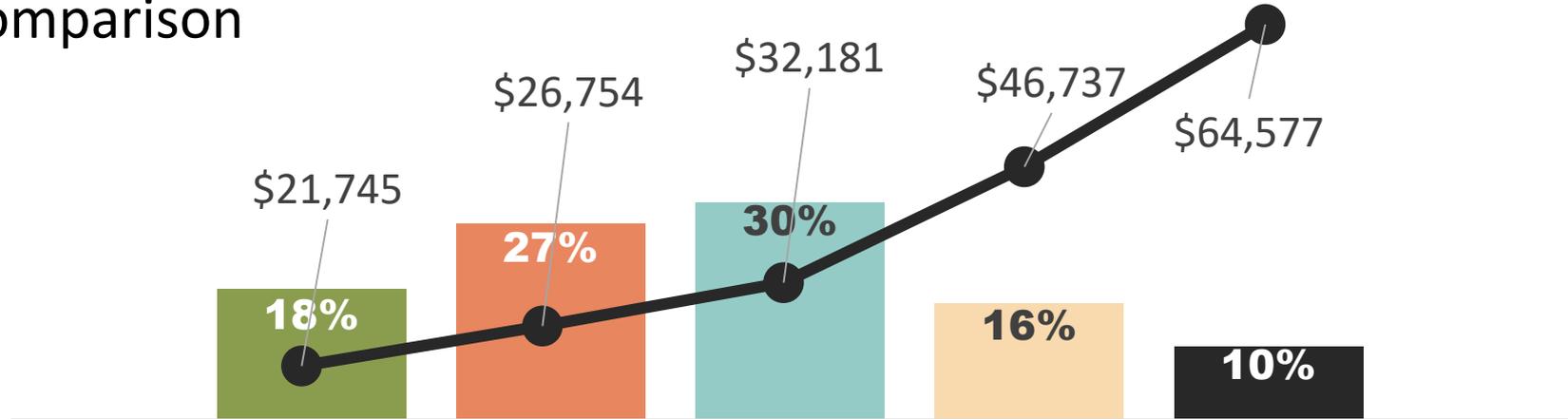
By CAMILLE PHILLIPS · SEP 26, 2019

- Share
- Tweet
- Email



# Education and Earning

## San Antonio Educational Attainment & Average Annual Earnings Comparison



■ Less than High School

■ High School Diploma/Equivalent

● Average Annual...

# COVID Impact and Response

**6.8%**

August, SA Unemployment Rate



**51,381**

Displaced Workers

(Source: WSA,2020)



City of San Antonio  
**Recovery & Resiliency**

Overcoming Today's Challenges For A Stronger Tomorrow.

**\$75 million**

Intake, Assessment, Wraparound Services,  
Job Training and Stipends

Up to 10,000 Residents

# Mayor's Workforce and Education Leadership Taskforce

## Purpose

Next Steps for Economic Recovery | Reduce Unemployment | Promote Economic Mobility

### **Cristina Aldrete**

North San Antonio  
Chamber of Commerce

### **Craig Boyan**

H-E-B

### **Harriet Dominique**

USAA

### **Dr. Taylor Eighmy**

University of Texas San Antonio

### **Dr. Mike Flores**

Alamo Colleges District

### **Mary Finger**

United Food and Commercial  
Workers Union

### **Marjie French**

San Antonio Area Foundation

### **Leo Gomez**

Brooks

### **Kevin Jones**

Rackspace Technology

### **Tuesdae Knight**

San Antonio for Growth on  
the Eastside (SAGE)

### **Dr. Cynthia Teniente-Matson**

Texas A&M University-San Antonio

### **Richard Perez**

San Antonio Chamber  
of Commerce

### **Jim Perschbach**

Port San Antonio

### **Sonia Rodriguez**

COPS/Metro

### **Kate Rogers**

Charles Butt Foundation

### **Tyler J. Schroeder**

Boeing

### **Kevin Voelkel**

Toyota Motor  
Manufacturing Texas

## **Council Liaisons**

### **Rebecca J. Viagran**

District 3 Council Member

### **Dr. Adriana Rocha**

**Garcia**

District 4 Council Member

# Initiative Overview



**Workforce Training**



**Degree Completion**



**Wraparound Support**

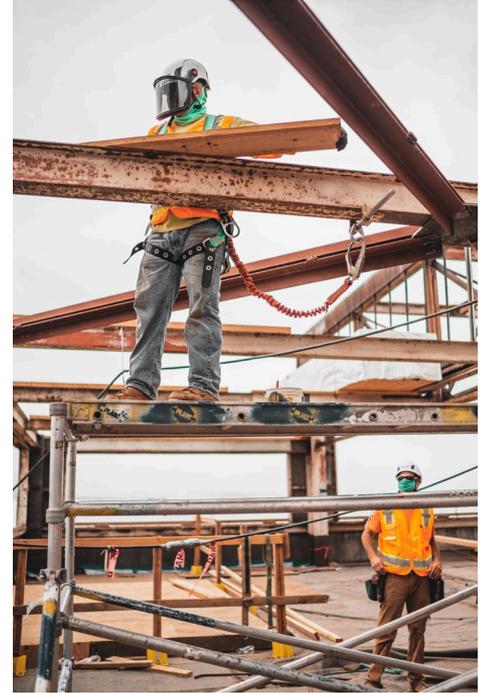


**Emergency Financial Assistance**

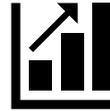
# Workforce Training and Education



- Industry-recognized certifications and two- and four-year college degrees
- Placement into career pathways with \$15+/hour jobs with benefits
- Initial focus on workforce training
  - Increase focus on degree completion in subsequent years



# Wraparound Services



Build on successful models



Collaborate with existing institutions and service delivery system



Low participant to case manager ratio

# **Emergency Financial Assistance**

**Available via case manager on case-by-case, need-based basis**

**Keeps participant on track**

**Preliminary budget - \$2.5 million annually**

# Industry Participation



Collaborate with training providers to design training programs



Continuously promote job openings



Hire program participants

# Program Metrics and Outcomes

80%  
Certificate  
Completion

70-80%  
Degree  
Completion\*

80-90%  
Job Placement

80%  
Job Retention

90%  
Compensation  
Increases

Poverty Rate  
Decrease  
(18.6% as of  
2018)

\* Completion timeframes may vary based on credits at time of enrollment

# Sample Annual Budget

Up to 10,000 participants



6,000 Workforce Training



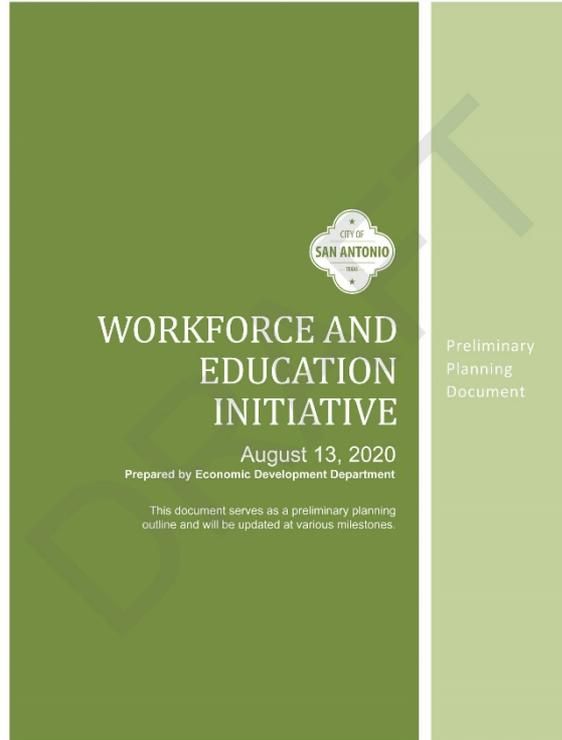
4,000 College Degrees

Tuition	Wraparound Support	Emergency Aid	Administrative Cost
\$24M	\$10M	\$2.5M	\$2M

**\$38.5M**

TOTAL

# Preliminary Planning Document





# Workforce Initiative

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September 23, 2020

## Item 3: Briefing on the Definition of Affordability



# Background



The term '**affordable housing**' is used in the UDC as well as City Policies and Programs



There is currently **not a singular, citywide definition** of affordable housing



The Removing Barriers Committee asked **Housing Commission to agree upon a definition** for 'affordable housing' in February 2020



The **Strategic Housing Implementation Plan (SHIP)** will use **this definition** and has discussed some options





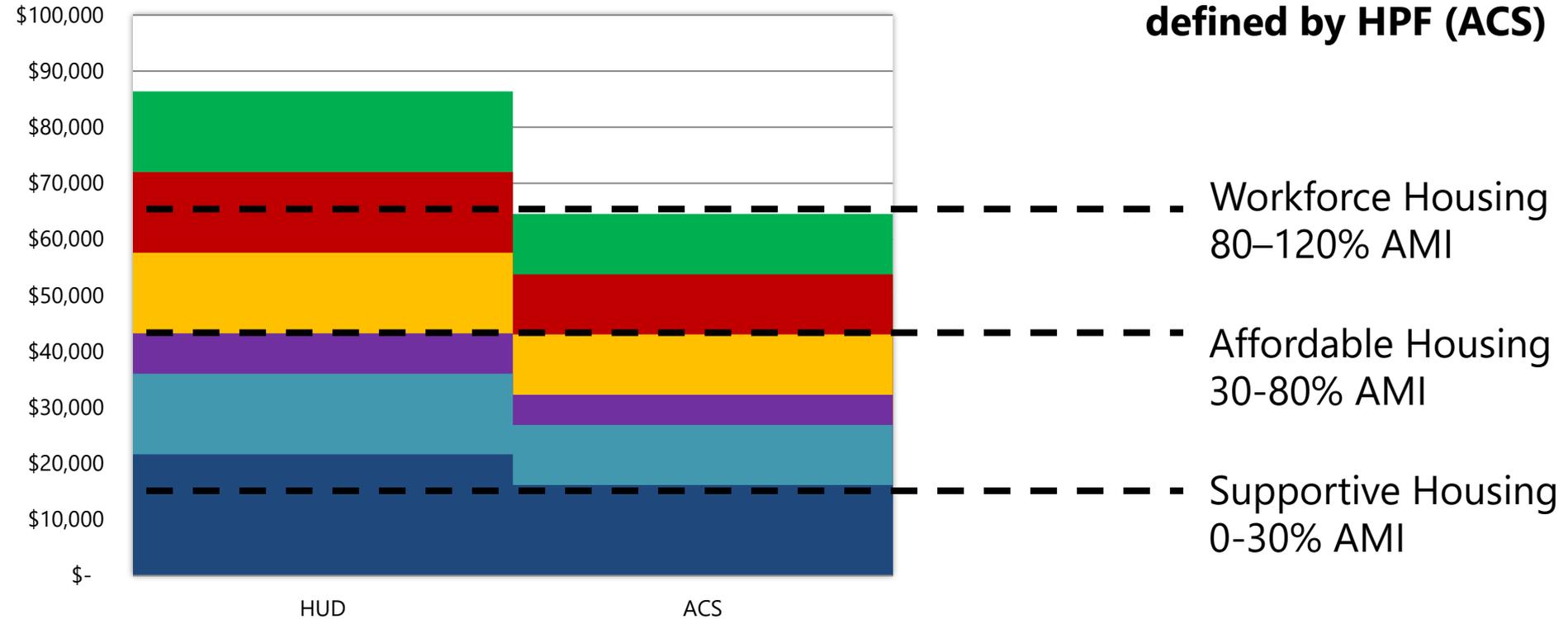
- Use HUD as the measuring stick
  - HUD is industry standard used in most programs
- Decide where on that measuring stick is 'affordable'
- Transportation costs are critical
- Labeling and definitions matter
  - “workforce” housing



# Area Median Income Comparison: ACS vs. HUD

## Affordability Levels

## Affordability Criteria as defined by HPF (ACS)

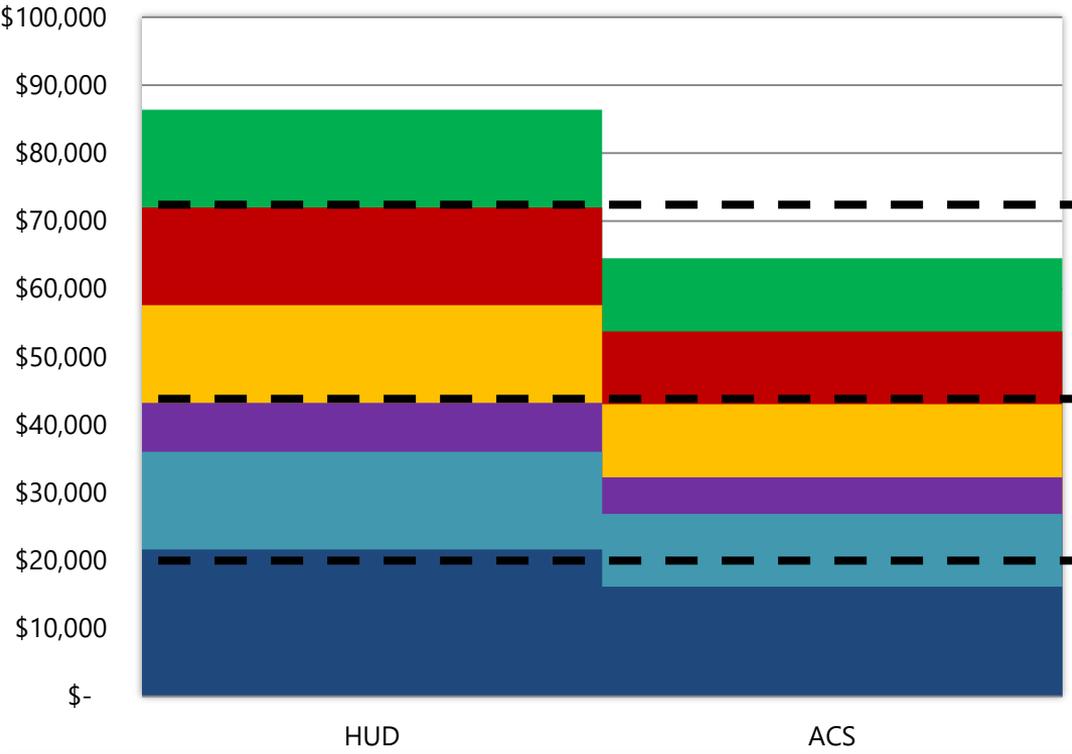


■ 120% AMI ■ 100% AMI ■ 80% AMI ■ 60% AMI ■ 50% AMI ■ 30% AMI



# Area Median Income Comparison: ACS vs. HUD

## Affordability Levels



## Affordability Criteria as translated to HUD

Workforce Housing  
80-100% AMI

Affordable Housing  
30-60% AMI

Supportive Housing  
0-30% AMI

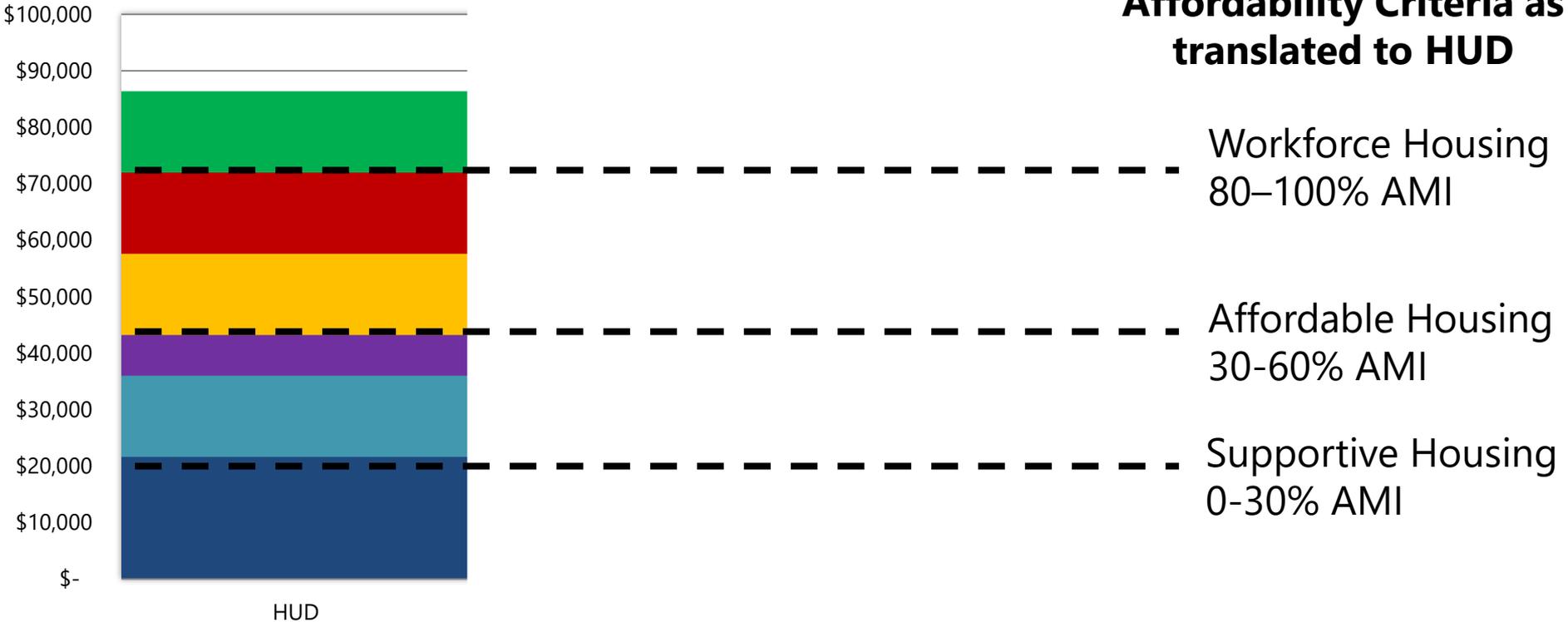
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# Area Median Income Comparison: ACS vs. HUD

## Affordability Levels

## Affordability Criteria as translated to HUD



120% AMI 100% AMI 80% AMI 60% AMI 50% AMI 30% AMI

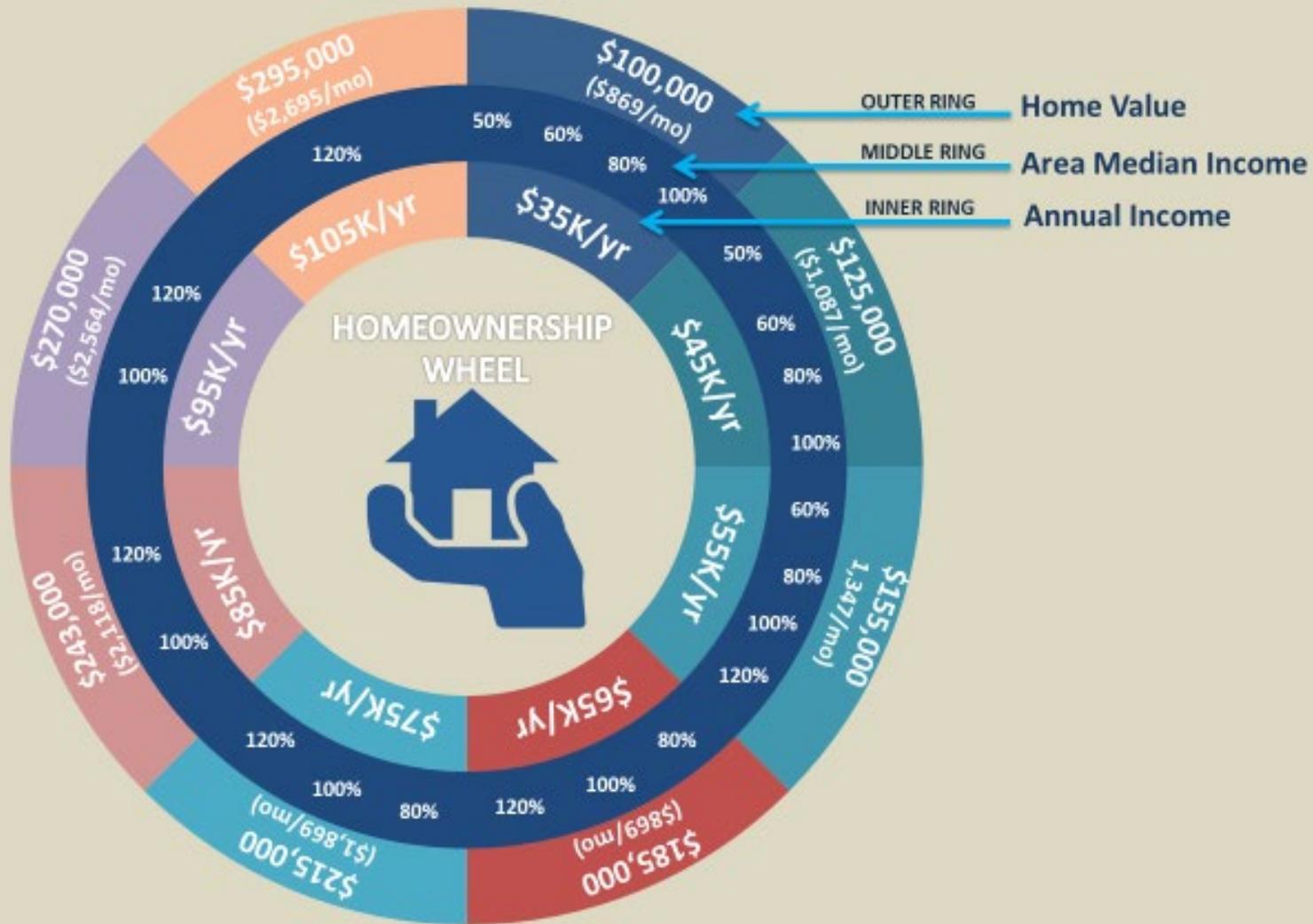


# What does this look like?

## Maximum monthly rent for a family of 4

AMI	ACS rent per month	HUD rent per Month
120%	\$1,613	\$2,160
100%	\$1,344	\$1,800
80%	\$1,075	\$1,440
60%	\$806	\$1,080
50%	\$672	\$900
30%	\$403	\$540





# Other Considerations

- Housing + Transportation Index
  - A location is affordable when housing + transportation costs are less than 45% of household income
  - Average H+T costs in San Antonio: 48%
- Continued naming and classification from HPF
  - May need to be updated to reflect residents (“workforce”)
- Affordability to renters vs affordability for homeowners



# Other Considerations

- Median income varies significantly by race

Race / Ethnicity	AMI (Census, 2019)
All Households	\$53,741
Black / African American	\$45,834
Hispanic / Latinx	\$47,637
White / non-Hispanic/Latinx	\$66,915

- Recalibration has a large emphasis on lower AMI HH (30 -50% AMI)
- We know the need is city-wide but concentrated in historically underserved areas



# SHIP Timeline

## Phase 1: Synthesis & Strategy

October 2019-  
January 2021

Recalibration of  
Housing Goals

Defining Affordable  
Housing

## Phase 2: Management & Operations

Begins February 2021

### Oversight & Approval

- Housing Commission
- Planning & Land Development Committee
- City Council
- SAHA
- SAHT
- Bexar County
- Community



# Next Steps



Bring HC recommendation to SHIP



SHIP Outreach and Input Process



Report back on SHIP process



## Item 4: Director's Report



# Housing Commission Regular Meeting

September 23, 2020



CITY OF SAN ANTONIO  
**NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

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**Director**