



Eviction Fact Sheet during COVID-19 Outbreak

(Effective March 19, 2020) As our region continues to deal with COVID-19 and its community impact, several measures have been taken by local and federal government agencies to limit the impact on those most vulnerable to displacement including low income households. Below are some Frequently Asked Questions (FAQ) and available resources.

FAQs

If I am a renter and unable to pay my rent during this crisis, can I be evicted? What steps should I take?

You can still be issued a notice to vacate by your landlord; however a notice to vacate is not the same as an eviction and does not require you to leave your unit. Bexar County recently issued a Declaration of Public Health Emergency stating that Justice of the Peace courts will *not hold eviction cases or remove people from their homes through April 16*. It is also recommended that you communicate with your landlord on your situation to allow for payment arrangements.

If I am a homeowner and unable to pay my mortgage during this crisis, can I be evicted?

The Federal Housing Finance Agency (FHFA) announced that it is directing Fannie Mae and Freddie Mac to suspend foreclosures and evictions of Enterprise-backed single-family mortgages for at least 60 days. In addition, the Department of Housing and Urban Development (HUD) authorized the Federal Housing Administration (FHA) to implement a foreclosure and eviction moratorium for homeowners with FHA-insured mortgages for at least the next 60 days.

I need assistance paying my bills or relocating. Where can I go for help?

The City has programs to assist qualifying households with rent, mortgage, utility, and relocation expenses.

Risk Mitigation Program

Rent, mortgage, utility, and relocation assistance for low to income households.

- <https://www.sanantonio.gov/NHSD/Programs/FairHousing> or call 210- 207-5910

Utility Assistance Program

Utility assistance administered through the Department of Human Services for low income households.

- <https://www.sanantonio.gov/dhsutility> or call 210-207-7830

I am unable to pay my utility bills during this time, will they be disconnected?

CPS Energy & SAWS are *suspending disconnections until further notice* during COVID-19 preparations.

I am a San Antonio Housing Authority (SAHA) resident or voucher holder, can I be evicted?

Public Housing and Beacon Community Residents: SAHA issued a suspension of lease violations, notices to vacate, and evictions for non-criminal activity until further notice.

Housing Choice Voucher (Section 8) Residents: In situations where residents have agreements with private landlords, SAHA has no authority to suspend notices to vacate or evictions. However, all apartments in San Antonio (including those with Section 8 residents) are still subject to the Declaration of Public Health Emergency issued by Bexar County suspending eviction court cases until April 16.

I am a landlord, what should I do if I am not able to collect rent from my residents?

It's important to remember that we are facing this crisis as a community and it will have an impact on all of us. Industry groups are encouraging their landlord members to waive late fees for those residents impacted by the COVID-19 crisis, as well as urging members to work with those residents on any needed payment arrangements.



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LOCAL RESOURCES

Bexar County

Judge Nelson Wolff issued a Declaration of Public Health Emergency which includes a suspension of all jury panels, including Justice of the Peace courts. It also directs Bexar County property owners to temporarily suspend evictions for at least the next 30 days to prevent the displacement of renters. Bexar County's four Justice of the Peace courts indicated that they will not hold eviction cases or remove people from their homes through April 16. Courts will continue to accept eviction filings. More information can be found online at <https://www.bexar.org/3234/COVID-19>.

City of San Antonio

For the latest health and safety information on COVID-19 please contact the City of San Antonio Metro Health Department at <https://www.sanantonio.gov/Health/News/Alerts/CoronaVirus> or the COVID-19 Hotline – 210-207-5779.

Households impacted by COVID-19 may qualify for financial assistance programs. More information can be found online at <https://www.sanantonio.gov/NHSD/Programs/FairHousing>, <https://www.sanantonio.gov/dhsutility> or by calling 210-207-7830.

For legal assistance due to a housing-related issue such as eviction or housing discrimination contact:

- City's Fair Housing team at <https://www.sanantonio.gov/NHSD/Programs/FairHousing> or call 210- 207-5910
- Texas RioGrande Legal Aid at <https://www.trla.org/help> or 210-212-3730
- Fair Housing Council at www.myfairhousing.org or (210) 733-3247 toll-free: (866) 733-4953

For free one on one financial counseling to help with budgeting or debt management, please contact:

- City of San Antonio Financial Empowerment Center at <https://www.sanantoniofec.org> or call 210- 206-5372

For an extensive list of community resources please visit:

<https://www.sanantonio.gov/Portals/0/Files/NHSD/Programs/FairHousing/ResourceGuide.pdf>

San Antonio Housing Authority

The San Antonio Housing Authority is placing a moratorium on Notices to Vacate and lease violations and evictions for non-criminal activity for all Public Housing and Beacon Community residents until further notice. For Section 8 residents where residents have agreements with private landlords, SAHA has no authority to suspend notices to vacate or evictions. However, all apartments in San Antonio (including those with Section 8 residents) are still subject to the Declaration of Public Health Emergency issued by Bexar County suspending eviction court cases until April 16. SAHA has also suspended all program termination and the tenants will continue to be an eligible client until the suspension is lifted. More information can be found at <https://saha.org/coronavirus/> or by calling 210-477-6999.

CPS Energy & SAWS

CPS Energy & SAWS are suspending disconnects during the COVID-19 outbreak. Bills will continue to accrue and customers can still pay their bills. Utility assistance programs are available, for more information:

CPS: www.cpsenergy.com/assistance or by calling 210-353-2222

SAWS: <https://uplift.saws.org/> or by calling 210-233-2273