



Session Date: September 18th, 2018

Attendees represented the following:

- 1) Alamo Area Council of Government (AACOG)
- 2) Beacon Hill Neighborhood Association
- 3) City of San Antonio
- 4) City/Community and Elderly Office
- 5) Cottage Creek RA (SAHA apt.)
- 6) Fair Housing Council
- 7) Haven for Hope
- 8) Merced Housing
- 9) Mi Ciudad Es Mi Casa
- 10) Overland Partners
- 11) Developer
- 12) Realtor
- 13) San Antonio Board of Realtors (SABOR)
- 14) SAHA (Development Services Manager)
- 15) San Antonio Independent School District (SAISD)
- 16) San Antonio Apartment Association
- 17) Sierra Club
- 18) Soap Works
- 19) The Rivard Report
- 20) Tier 1 Neighborhood Services
- 21) TK Realty, LLC/ Mi Ciudad Es Mi Casa
- 22) Tenants United San Antonio (TUSA)
- 23) Vecinos de Mission Trails
- 24) Well Med Charitable
- 25) Attendees who self-described as unaffiliated

Community input from this session highlighted the causes and challenges facing individuals and families who were displaced and those residing in areas that at-risk of displacement.

Ten round-table discussions addressed the limitations of existing resources and networks in addition to the characteristics of neighborhoods that contribute to tenants' displacement and the resources needed to help mitigate and divert displaced people. The following are the key-points resulted from the discussions.

(Q-1 & 2) CAUSES AND CHALLENGES OF DISPLACEMENT

- 1) Were you or anyone you know/ or helped, evicted or displaced in the past two years? If yes, discuss the causes (to the best of your knowledge), and explain any financial, family-related, neighborhood, or personal factors associated with this eviction/displacement.
- 2) Tell us more about the household. Were you/they living alone or what was the size of the displaced family? What challenges did you (or individual/family you know) face before, during or after the eviction/displacement?

CAUSES AND CHALLENGES OF DISPLACEMENT	
Family & Older adults	Family: when family does not have a will, houses get caught up in probate
	Health, mental health, substance abuse, individuals need their medications
	Criminal record impacts housing options (eligibility issues)
	Eviction on your record impacts future options
	Tenants leave to avoid eviction so they don't have it on their record
	Issues for older adults when relocating, particularly transportation
Financial Pressures	Elderly people have needs to accommodations , landlords may prefer to push them out rather than provide accommodations <ul style="list-style-type: none"> o Issue with grandfathering on accessibility provisions
	Rent increase without notice and sneaky fees along with rising rent
	Developers push out people to build luxury apartments <ul style="list-style-type: none"> o Power of landlords o Landlords let structures deteriorate o Unsafe to inhabit, roaches, construction, unlivable
	Conditions are dangerous in properties, leads to vacate orders
	Property taxes rising
	Security deposit
	Vouchers not enough to cover housing
	Relocation assistance was not enough (in the case of Vecinos of Mission Trail)
Fair Housing Rights	No advocacy in the city for tenants <ul style="list-style-type: none"> o Tenants need to be aware of rights o Even when they are aware, they are fearful to activate their rights
	Build understanding of displacement so others may relate their experience

(Q-3) EXISTING RESOURCES/NETWORKS

To who have you (or the person you know) reached out to at the time of eviction/displacement?

- What type of help did you request? (i.e. Financial, shelter, storage, medical, legal, basic goods/food, etc.)
- Was that person/family or organization helpful to you? Explain why? and what type of assistance that person/family or organization was not able to fulfill at that time?

LIMITATIONS OF EXISTING RESOURCES/NETWORKS DURING DISPLACEMENT	
Networks	Department of Human Services (DHS), property manager, community members
	Churches provide a safety net, particularly for seniors
	Advocates help to navigate the process, provide resource lists
Example of Existing Organizations	Texas Rio Grande Legal Aid
	My City is My Home, SAMM, SAHA, Haven for Hope
	Fair housing SA, Councilmembers, the NAACP, and the tenant's union (in other cities).

Challenges for Receiving Assistance	Didn't know where to turn
	There is assistance for veterans, but not for others (perception)
	Much of the assistance focused on families with children, not individuals (perception)
	San Antonio Alternative Housing: assists with two-month rent

(Q-4) NEIGHBORHOOD CHARACTERISTICS

Tell us about the neighborhood or area around the residence from which you (or the person you know) were displaced/ evicted.

- Are you aware of other families around your block or neighborhood who were also evicted or displaced before you (or at the same time) you were evicted/displaced)?
- Would you consider your block, nearby block, or neighborhood to be safe for your kids and the teens in the area? And why?

NEIGHBORHOODS CONTRIBUTING TO DISPLACEMENT	
Safety Concerns	Safety concerns for many clients, particularly those with criminal background
	Vacancy in adjacent properties causes landlords to want to sell
	Quiet, low to average income, families with children
Demographics	Mostly low income, grandparents raising their grandchildren Felt safe, working class, people who lived there worked downtown; quit jobs, diverse, immigrants. Now it is less diverse, not working class.

(Q-5) PROSPECTS/ AND RESOURCES NEEDED

What are the resources you wish were available to you/your family or a family you know/have helped?

(i.e. networks and contact person, 24/7 hotline, programs, or policy in-place) during the eviction/displacement time? Precisely, write a list of these resources.

- Are there any challenges or potential resources that we haven't yet discussed today?

Discussion Highlights (PROSPECTS/RESOURCES)	
Resource Center(s)	A one-stop shop for assistance
	Resource centers at complexes
	Relocation, prevention, connection beyond one stop, resources need to connect across resources
	Meet people and offer lasting help
Accountability	Accountability for developers
	Accountability with teeth for those organizations who receive funding
	Landlords shift in role from just collecting rent to role as servants of the residents
Advocacy	A hub of advocates
	Support and real representation
	Affordable legal representation so people have standing, advocates
	Legal protections, renter recourse, a means to fight Person-centered financial assistance
Broader Housing Policy Reform	Property tax relief (for distressed home owners in at-risk displacement areas)
	Need more developers to build homes at < 100K.
	Habitat for Humanity builds affordable homes but cannot keep up with demand