



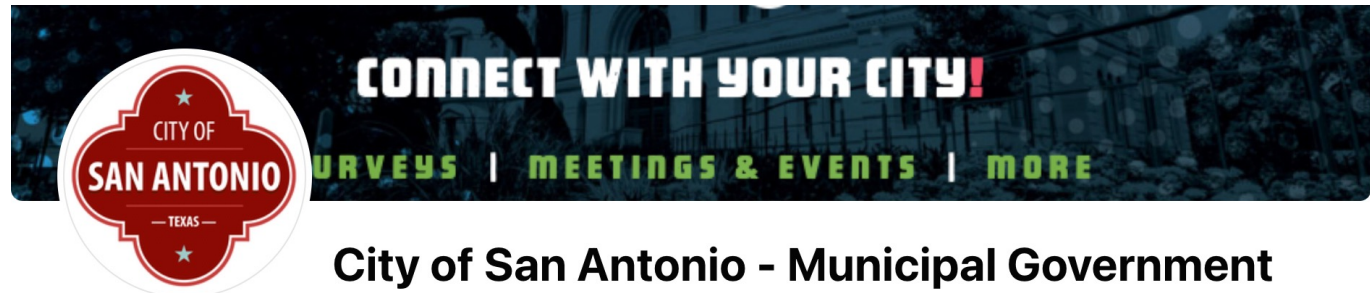
City of San Antonio Eviction Prevention Program Evaluation

April 29, 2022

AGENDA

- Welcome and Study Background – Leilah Powell, LISC San Antonio
- Community Mobilization and Local Successes – Elizabeth Mercado, Neighborhood & Housing Services, City of San Antonio
- Study Findings and Recommendations – Melissa Hong & Julie Silas, Homebase
- Community Response – Eboni Jett, SARA H
- Q&A – Leilah Powell, LISC San Antonio

LISC SAN ANTONIO



Partnership with Homebase



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Homebase

ADVANCING SOLUTIONS TO HOMELESSNESS

- ❖ Mission Driven
- ❖ Work at the federal, state, and local levels
- ❖ Customized and community specific
- ❖ Focused on successful plan implementation
- ❖ Address equity as integral part of evaluation and planning
- ❖ Honor local expertise, especially People with Lived Experience of Homelessness

Innovative Thinking & Solutions

Transformational | Strategic | Practical

Outline



Background and structure of the existing eviction prevention program

Key strengths of the existing programs

Opportunities to strengthen and align prevention efforts moving forward

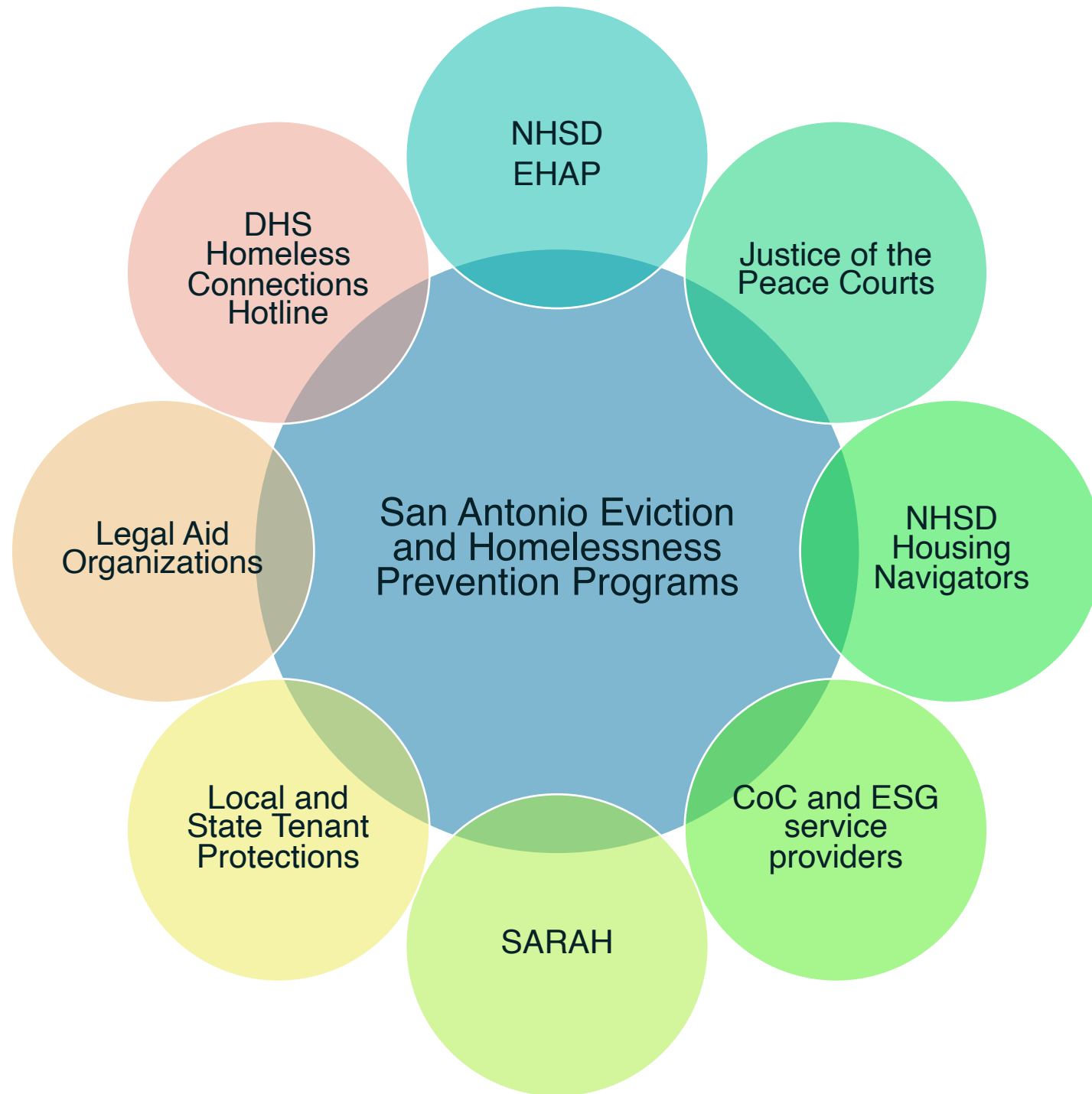
Background and Structure of Existing Programs

Coordinated and focused work in response to COVID pandemic

- City
- County
- CoC
- Legal Aid Orgs
- Local Law School
- Justice of the Peace Courts
- Homeless services providers

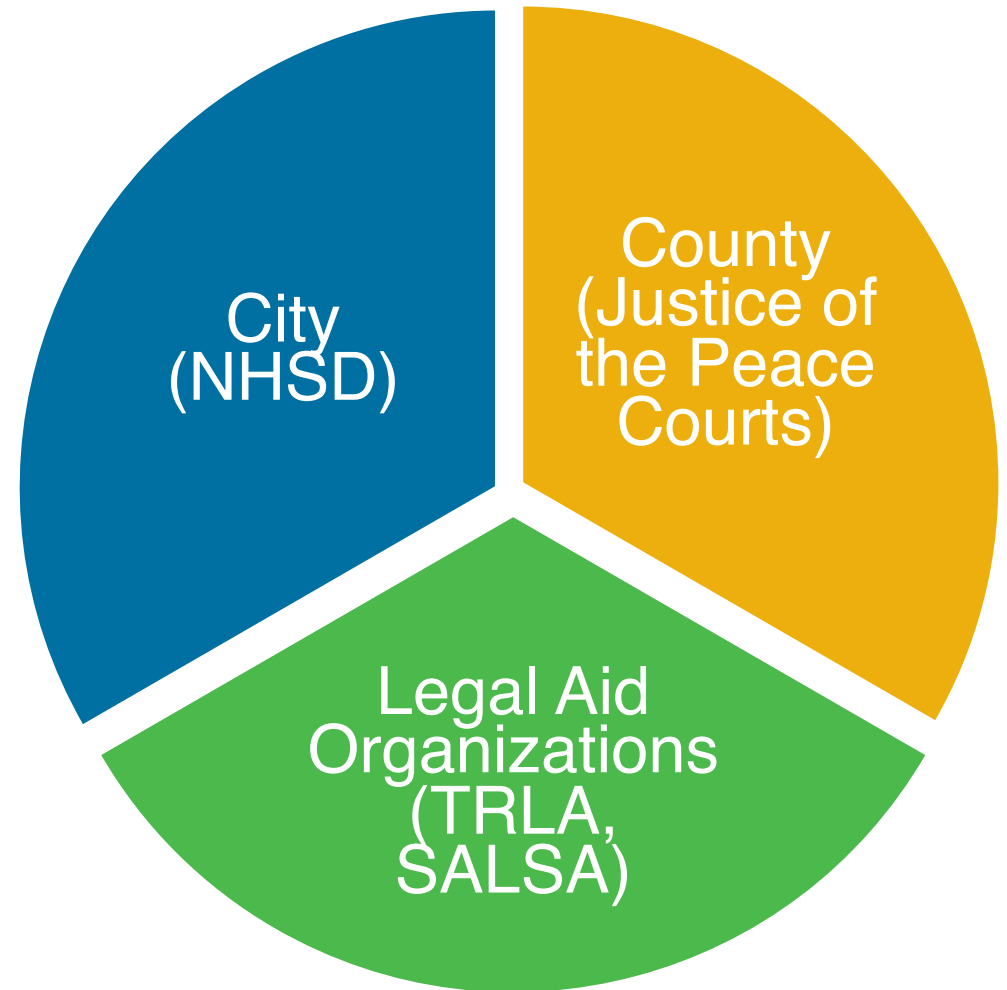
City of San Antonio eviction prevention efforts

- Right to Counsel
- Emergency Housing Assistance Program (EHAP)
- Housing navigators
- Coordination with CoC and others on broader homelessness prevention efforts



Right to Counsel

- Partnership between City of San Antonio, Bexar County, local legal aid organizations
- Provide advice and counsel to landlords and tenants
- Provide representation to tenants



Emergency Housing Assistance Program

Renters and
homeowners

Nine months
assistance

**City
(NHSD)**

Housing-related
assistance: rent,
mortgage, utilities

Disbursement:
163,842 individuals
received total of
\$196.5 mil

Housing Navigation

Five full-time navigators

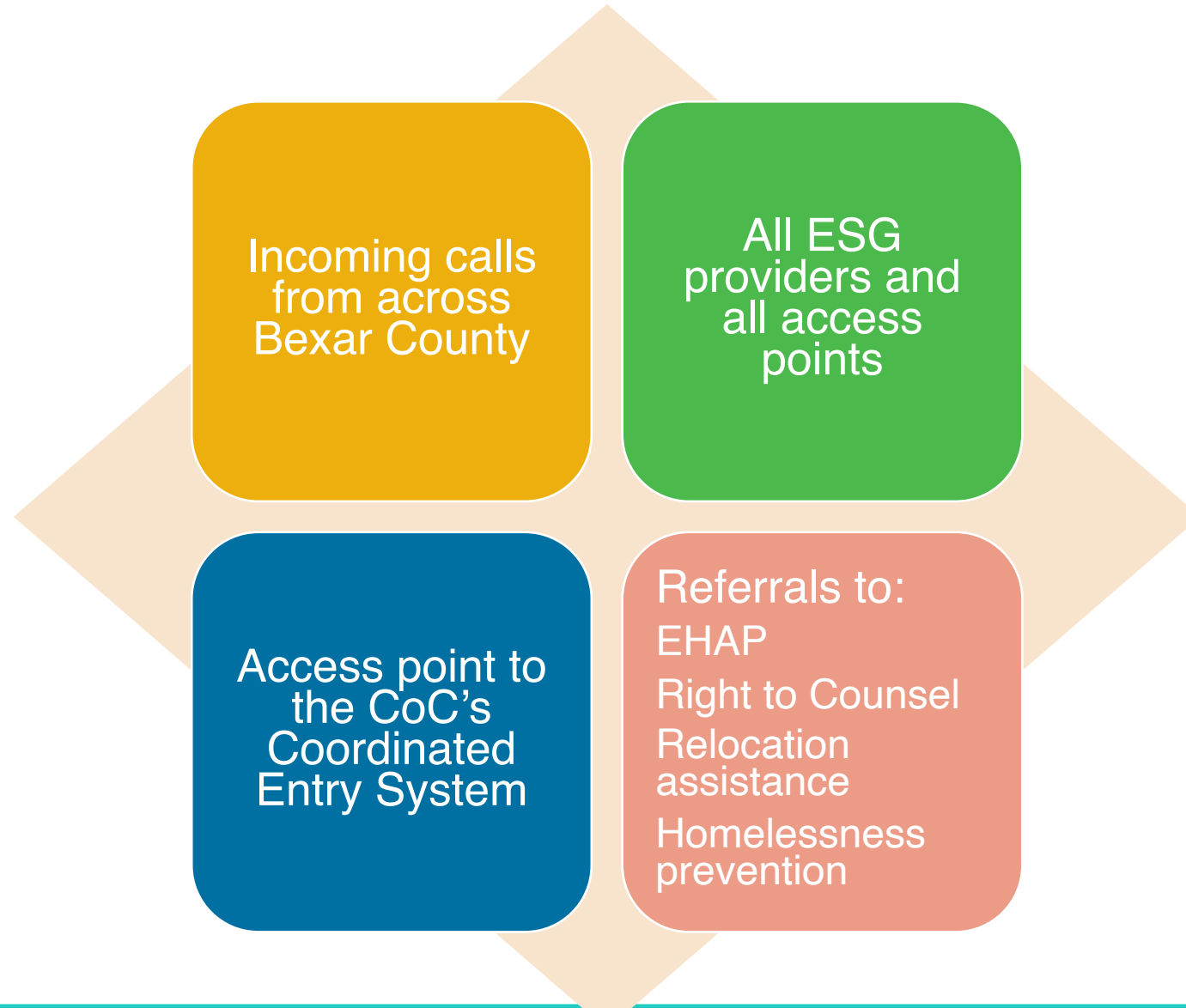
Neutral to both parties

**City
(NHSD)**

On site at the Justice of the Peace Courts

Assist both landlords and tenants

Coordination with CoC: Hotline



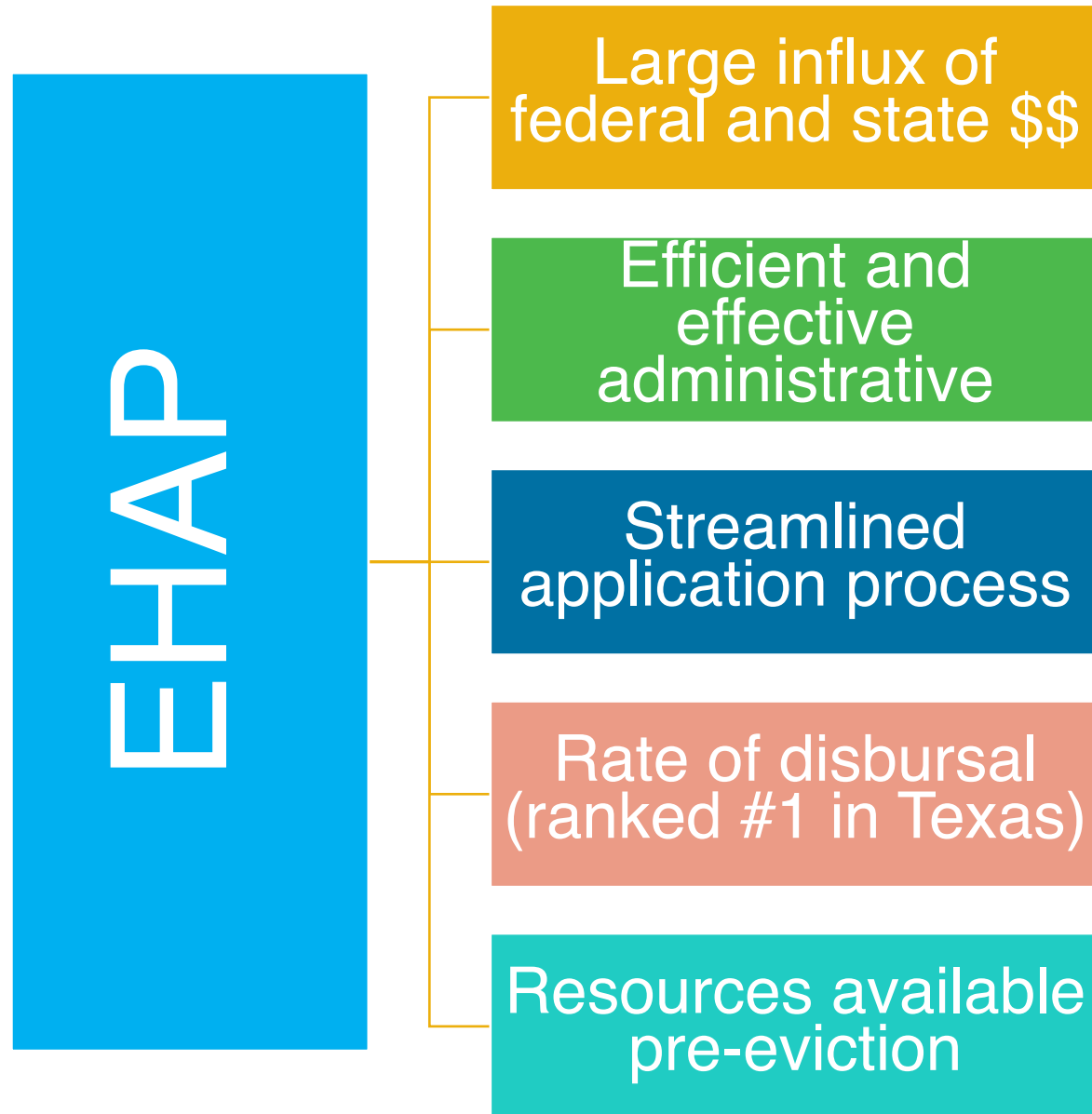
Key Strengths of Existing Programs

The dedication of entities from multiple sectors collaborating together to address evictions

Availability of funds to pay for rental arrearages and rental assistance

City leadership and commitment to staff positions

City Leadership and City Resources



Opportunities to Strengthen and Align

Expand coordination efforts to focus on holistic client-centered service delivery

Establish common data collection, analysis, and evaluation practices amongst all agencies and organizations working on homelessness prevention and eviction prevention

Impose eligibility and prioritization standards for more effective use of resources

Develop protocols and standards applied uniformly across all precincts of the justice of peace courts handling evictions

Improve engagement with tenants and landlords

Identify and pursue new funding opportunities

Coordination

Expand coordination efforts to focus on holistic client-centered services

Capitalize on coordination efforts already in place (Oversight Group, Prevention Subcommittee)

Expand collaboration with public benefit program leaders, philanthropy, service organizations, and the faith-based community

Strengthen partnerships with criminal justice, child welfare, and health care systems

Increase support for formerly homeless households and households with eviction histories by providing intensive services

Provide regular training for all stakeholder partners in problem solving techniques

Coordinate information sharing to ensure duplication of services and benefits are not occurring

Align and offer self-help services such as education and financial counseling

Housing Court Workgroup Model Ramsey County, MN

- Established in 2017
- Chief Judge convened a group of housing stakeholders, court administrators, court clerks, dispute resolution org, financial assistance services provider, and legal services provider
- Workgroup appointed to develop strategies and recommendations to strengthen access for landlords and tenants to legal, financial, & social services before, during, and after Housing Court first appearance
- Focused on:
 - Understanding court process for landlords and tenants
 - Expanding availability and awareness of mediation services
 - Increasing coordination with community organizations

Data Infrastructure

Establish common data collection, analysis, and evaluation practices amongst all agencies and organizations working on homelessness prevention and eviction prevention

Create a data committee from the variety of organizations touching the prevention system

Develop a core set of data points that all agencies and organizations collect and report on uniformly

Establish a quarterly process for sharing aggregate data that can be analyzed, evaluated, and reported out safely and securely

Evaluate over the long-term developing a data warehouse or platform that can pull aggregate data from the separate data systems and organize the data by different data elements

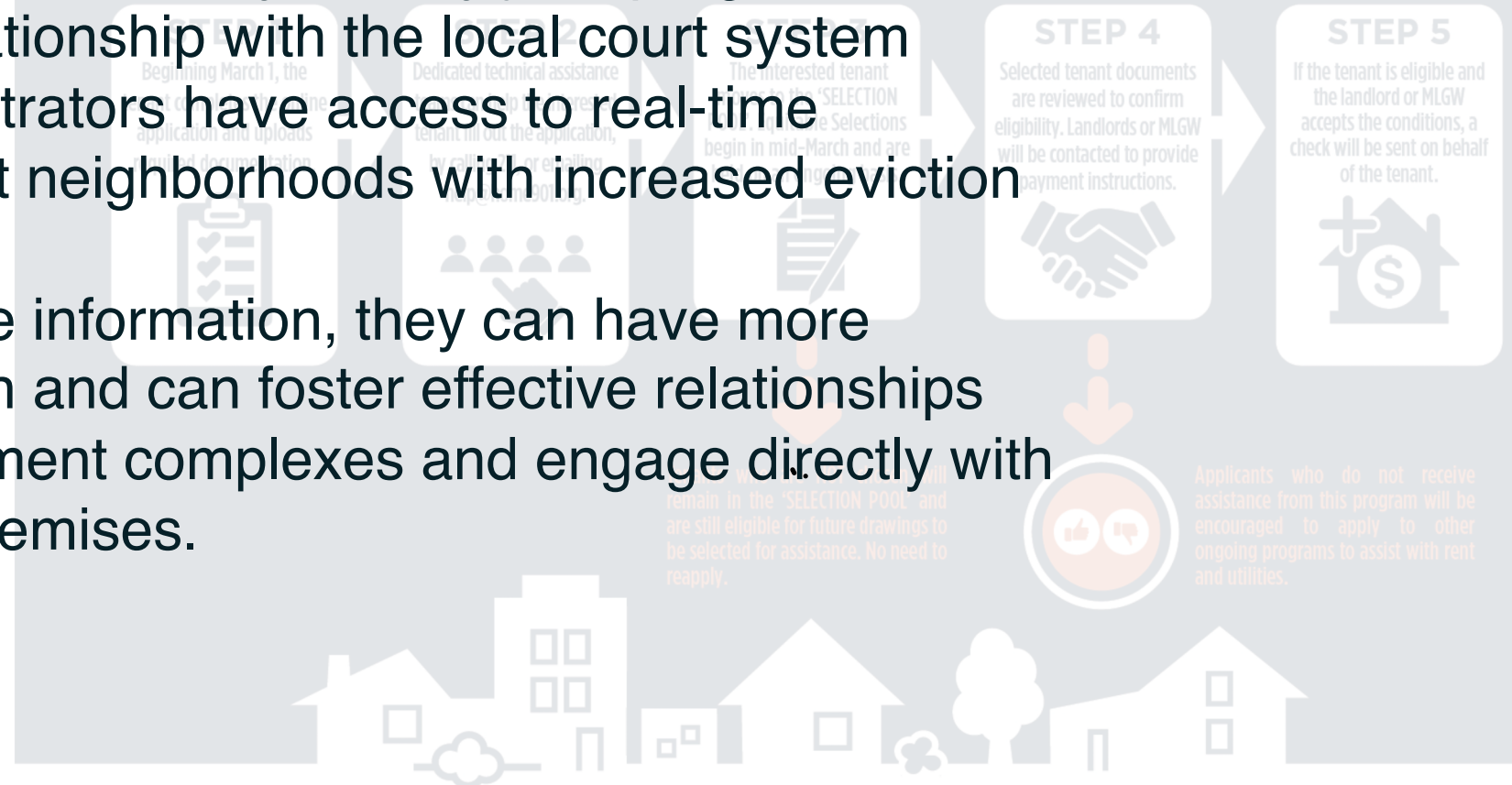
Develop and deliver appropriate training and support resources to all HMIS-participating agencies

Create a data committee to develop a uniform data collection policy

Emergency Rental Assistance (ERA) City of Memphis and Shelby County, TN

COVID-19 EMERGENCY RENTAL & UTILITY ASSISTANCE PROGRAM

- City of Memphis and Shelby County joint program
- Data sharing relationship with the local court system
- Program administrators have access to real-time information about neighborhoods with increased eviction activity
- With the real-time information, they can have more targeted outreach and can foster effective relationships with larger apartment complexes and engage directly with tenants on the premises.



City of
MEMPHIS



TO APPLY, VISIT [HOME901.ORG](https://home901.org)
TEXT "HOME901" TO 21000
ESPAÑOL TEXT "CASA901" TO 21000

Eligibility and Prioritization

Impose eligibility and prioritization standards for more effective use of resources

Identify cross-sector team to review and recommend prioritization

Review prevention subcommittee's prioritization tool and consider alignment with new eligibility and prioritization criteria for City funds

Consider racial equity component considering San Antonio's redlining history (see Grounded Solutions Network's Anti-Displacement Plan)

Evaluate data that is available to better understand who has been served by the different eviction and homelessness prevention programs

Develop proposed eligibility standards and obtain endorsement from across partner organizations and agencies

Conduct a funding requirement analysis in coordination with other providers to ensure eligibility criteria does not inhibit access to alternative funding

Eligibility and Prioritization Program Elements Various Texas Cities

Eligibility

	COVID-related	Residency	Regardless of Citizenship	AMI	Past rent due/eviction	History of rent paid pre-COVID	No benefits from other programs	Current lease
El Paso	X	X	X		X	X		
Harris County	X	X	X	X			X	
Killeen	X	X		X				X

Prioritization

	Risk of eviction	Notice to vacate	Stimulus check or unemployment	Not eligible for UE	AMI	Census tract	HH considerations
El Paso	X	X	X		X		
Harris County				X		X	
Killeen							X (families with children < 6 yrs, people with disabilities)

Uniform Procedures at JP Courts

Develop protocols and standards applied uniformly across all precincts of the JP Courts in handling evictions

Establish a quarterly convening of JP Court precincts (staff and/or Justices), legal aid organizations and local law school, and City staff working on eviction prevention

Identify best practices from Justice of the Peace Courts since program inception

Propose to JP Courts uniform procedures or practices that can be adopted countywide and used in all 4 precincts

Develop educational materials for precinct and court staff to support proposed procedures and practices

Department of Justice Uniform Procedures Best Practices for Justice of the Peace Courts

Best practices recommended by Department of Justice:

- Require landlords to apply for rental assistance before filing

Ex. Philadelphia Municipal Court requires landlords to apply for rental assistance 45 days before filing a complaint.

- Extend time in pending cases to allow tenants more time to apply for rental assistance

Ex. Michigan Supreme Court requires courts to stay proceedings up to 45 days after the pretrial hearing if tenant applies for emergency rental assistance and notifies court of application.

- Modify summons and other filings to alert litigants of availability of rental assistance & other services

Ex. Texas Supreme Court modified notices sent to tenants sued for eviction to ensure they are aware of state's rental assistance program.



U.S. Department of Justice

Office of the Associate Attorney General

Washington, D.C. 20530

Thursday, June 24, 2021

The COVID-19 pandemic has exacerbated a housing crisis across the United States. The crisis may be most urgent for renters, millions of whom are behind on rent. According to [recent estimates](#) by the Department of Housing and Urban Development (HUD), over 6 million renter households are behind on rent. More than 40% of adult renters who say they are behind on rent believe they will be evicted from their homes in the next two months. As the public health crisis unfolds, the number of evictions is expected to increase significantly.

Studies show that women and people of color will be disproportionately affected. Women, particularly Black and Latina women, are evicted at higher rates than men.² This disparity has persisted through the pandemic as Black, Latino, and Asian families report that they are behind on rent at roughly double the rate of white families.³

Keep families in their homes while protecting landlords' rights. Simply providing additional time to forestall evictions will make a critical difference. Congress has appropriated approximately \$46.5 billion in emergency rental assistance. Courts should consider taking the following steps right now to raise awareness of rental assistance and allow litigants additional time to obtain these funds:

I am writing to encourage you to consider eviction diversion strategies that can help families avoid the disruption and damage that evictions cause and point to federal resources that can help courts navigate this crisis. Courts should consider taking the following steps right now to raise awareness of rental assistance and allow litigants additional time to obtain these funds:

Require landlords to apply for rental assistance before filing. Many landlords may not be aware that they are eligible for the \$46.5 billion in emergency rental assistance Congress has appropriated. Courts could issue a temporary administrative order that requires landlords to apply for rental assistance prior to filing for eviction for nonpayment of rent, and which allows sufficient time for processing those applications.

In Philadelphia, the Municipal Court issued an [order](#) requiring landlords to apply for rental assistance 45 days before filing a complaint.

Extend time in pending cases. For pending cases, courts might postpone any pending eviction cases for a period of time, perhaps 30 to 60 days, to allow litigants time to apply

¹ See Hepburn et al. *U.S. Eviction Filing Patterns in 2020*, 7 SOC'US 1 (Jan. 2021) (noting that eviction filing rates exceeded historical averages when moratoria lapsed).

Landlord Engagement

Improve
engagement
with tenants
and
landlords

Establish a county-wide collective landlord engagement strategy with year-round staffing support

Expand landlord risk mitigation and/or incentive fund that provides compensation to mitigate any damage caused by tenants and to incentivize renting to formerly homeless people or retain households who are at risk of eviction

Engage in more upstream solutions (such as mediation) that resolve landlord/tenant conflicts outside of the Justice of the Peace courts

Address barriers that make it difficult for tenants to obtain affordable housing by creating client portfolios

Philadelphia Emergency Housing Protections Act (EHPA)

City of Philadelphia, PA

- In response to the pandemic, the city enacted EHPA that went into effect July 2020.
- Provides a number of protections for tenants who are struggling to pay rent.
- Landlord wishing to evict must send **Notice of Rights** to tenants 30 days before taking any other steps to evict
- Landlord and tenant must participate in **mediation conference**
- Tenant is assigned a **housing counselor** that sits in on mediation and connects tenant to available resources

A joint effort of Clarifi, Community Legal Services, Legal Clinic for the Disabled, Philadelphia VIP, SeniorLAW Center, and Tenant Union Representative Network

CALL 267-443-2500 FOR THE PHILLY TENANT HOTLINE

Funding

Identify and pursue new funding opportunities

Coordinate with other prevention providers to determine which resources are best suited for the individual and household needs

Explore funding partnerships with health systems and managed care plans as an investment into keeping individuals housed as a key determinant of health

Establish a coordinated grant committee with City, County, and local providers to research and apply for philanthropic opportunities related to eviction prevention and homelessness prevention

Consider resolution to impose fees by residential units to establish funding stream for rental assistance and eviction prevention

Residential Registration Program

City of Portland, OR

- City funds eviction prevention through 2018 Residential Registration Program
- All owners of residential rentals are required to report address and rental activity with their business license tax return
- Owners must pay an annual \$60 fee on all apartment units that are rented out for more than 30 days per calendar year
- Fee generates \$3 million funding stream for Rental Services Office
- Rental Services Office funds: Hotline for tenants and landlords, legal services including eviction defense, upstream services (anti-displacement strategies), landlord-tenant education, fair housing services, tenant relocation services, mediation

City of San Antonio Mobile Living Park Ordinance

City of San Antonio Mobile Living Park Licensing Fee

- Ordinance passed in 2017
- Intended to address health and safety issues associated with mobile living parks in San Antonio
- Annual registration and license fee of \$35 for each usable mobile living park site, whether occupied or unoccupied
- Representatives from all registering mobile living parks are required to participate in one of three scheduled health and safety training classes.
- Small amount in a fund for mobile home repairs



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
DEPARTMENT

EY 2022 Development Fee Schedule



Alternative Sources of Funding

- Emergency Federal Funding for Eviction Prevention
 - Coronavirus Relief Fund
 - Community Development Block Grant – CARES Act (CDBG-CV)
 - Community Services Block Grant
 - Emergency Housing Vouchers
 - Emergency Rental Assistance
 - Emergency Solutions Grants- CARES Act (ESG-CV)
 - HOME Investment Partnerships – American Rescue Plan (HOME-ARP)
 - Homeless Assistance and Supportive Services Program
 - Housing Opportunities for Persons with AIDS-CARES Act (HOPWA-CV)
 - State and local fiscal recovery funds

Thank you!

Questions?