

# PROTECTIONS FOR TENANTS AND PROPERTY OWNERS DURING COVID-19

## FEDERAL COVID-19 RELIEF PACKAGE

### Eviction Moratorium

**When It Ends:** Extends the Centers for Disease Control and Prevention eviction moratorium through January 31, 2021.

**What this means:** To qualify for the eviction protection, the tenant will need to sign a sworn statement, provided by the Agency Order, certifying the following qualifications:

- The tenant has used their best efforts to obtain available government assistance for rent or housing.
- The tenant was eligible to receive an Economic Impact Payment (stimulus check) under the CARES Act, or has an annual of no more than \$99,000 for an individual, or \$198,000 for a family
- The tenant is not able to pay the full rent due to substantial loss of income, wages, or hours, or because of extraordinary out-of-pocket medical expenses (unreimbursed medical expenses exceeding 7.5% of AGI for the year)
- The tenant is using their best efforts to make partial rent payments
- The tenant has no other available housing options and if evicted, would need to move into a new residence shared by other people who live in close quarters, or would have to move into a homeless shelter

### Rental Assistance

Provides \$25 billion to the states through Sept. 30, 2022, for rental assistance and allows landlords to apply for funds on behalf of tenants.

#### Who is eligible:

- Households who's income is less than 80 percent of the area median income (AMI).
- Households with one or more members who can demonstrate a risk of experiencing homelessness.
- Households who have one or more members who qualify for unemployment benefits or experienced financial hardship due to the pandemic.

#### What kind of assistance:

Eligible renters would receive assistance with rent and utility payments, unpaid rent or utility bills that have accumulated since the beginning of the pandemic.

Eligible renters will also have access to tenant-landlord mediation and case management.

- A household may receive up to 12 months of assistance but may receive an additional three months only if it is necessary to ensure the household remain stably housed and funds are available.

#### How to apply:

- Renters will apply for assistance with Bexar County and the City of San Antonio.
- Once a renter qualifies, payment is made directly to the landlord.

Assistance will be prioritized for renter households that do not exceed 50 percent AMI as well as renter households who are currently unemployed and have been so for 90 days.

## TEXAS SUPREME COURT

The Texas Supreme Court has extended its emergency eviction relief program for tenants behind on rent through at least March 15, lengthening the program's expiration date by a month and a half.

The Texas Eviction Diversion Program (TDEP) is a voluntary program that permits eligible landlords and tenants to agree upon a resolution to the issues raised in an eviction case.

If both the landlord and an eligible tenant agree, the state pauses an eviction proceeding for 60 days. The program would cover past due rent and dismiss the eviction case, including five months of past due rent and up to six months of additional assistance. The landlord receives the money and the tenant can remain in the home. Court records are also sealed, preventing future landlords from viewing them.

<https://www.txcourts.gov/media/1449884/tedpbrochureenglish.pdf>

## CPS ENERGY & SAWS

**Disconnections Suspended:** CPS Energy & SAWS have suspended disconnections until further notice.

**CPS Energy:** To set up payment plans call (210) 353-2222 or visit <https://www.cpsenergy.com/assistance>

**SAWS:** You can sign up for payment arrangements online at [www.saws.org/arrangement](http://www.saws.org/arrangement) or call 210-704-SAWS (7297). You may also qualify for one or more of our 14 different bill payment assistance programs. Learn more and apply today at [www.saws.org/uplift](http://www.saws.org/uplift)

# AVAILABLE RESOURCES FOR TENANTS AND PROPERTY OWNERS DURING COVID-19

## CITY OF SAN ANTONIO EMERGENCY HOUSING ASSISTANCE FUND

**How to apply:** Call 311 or visit <https://covid19.sanantonio.gov/Services/Rent-and-Mortgage-Help-Housing>

**Qualifications:**

To apply, you must:

- Be a San Antonio resident
- Provide proof of financial hardship that makes you unable to pay rent, mortgage or utilities
- Have an income at or below 80% AMI
- Be the primary lease or mortgage holder in a multifamily unit, mobile home, or single-family home within the city limits of San Antonio

To be paid by the City, landlords should be registered as City vendors. Landlords should complete a Rent W-9 and Vendor Information Form and email the forms to [Vendors@sanantonio.gov](mailto:Vendors@sanantonio.gov)

## SELF-HELP LEGAL INFORMATION PACKET: "WHEN AN EVICTION CASE HAS BEEN FILED AGAINST YOU"

Access this informational guide here:

<https://www.bexar.org/DocumentCenter/View/22596/Self-Help-Legal-Information-Packet-When-an-Eviction-Case-Has-Been-Filed-Against-You-PDF>

## CARES ACT MAP

**What It Is:** An interactive map for tenants and landlord to use to determine if their residence qualifies for protections under the CARES Act

**How To Find It:** Visit

<https://covid19.sanantonio.gov/Assistance/Residents/Housing-Evictions/CARES-Act-Properties>

## CITY OF SAN ANTONIO FAIR HOUSING WEBSITE AND HOTLINE

**What It Is:** Counseling services for tenants that may experience evictions, repairs, security deposits, utilities billing and termination, code violations, lease disputes, occupancy standards and other related issues

**How to Access:**

Call 210.207.5910 or visit

<https://www.sanantonio.gov/NHSD/Programs/FairHousing#151261503-default-mortgage-counseling>

## LEGAL ASSISTANCE

**What It Is:** Provides free attorney services on request for those experiencing housing issues and who income qualify

**How to Access:** Call 210.207.5910 or visit

<https://dhs.mendixcloud.com/p/Kinetech/GovTech/HousingAssistance>

## REQUEST FOR UTILITY ASSISTANCE

**What It Is:** This program assists with utility assistance for CPS Energy and assists with an Affordability Discount Program Application. Seniors, families with young children, individuals with disabilities, and individuals using critical medical care equipment are eligible to apply.

**How to Access:**

<https://www.sanantonio.gov/humanservices/finance/emergency/utilityassistance>

## SAMMINISTRIES

**What It Is:** Offers rental assistance, utility support and long-term housing assistance.

**How to Access:**

<https://www.samm.org/get-help/>

## SOCIETY OF ST. VINCENT DE PAUL

**What It Is:** Limited financial assistance is provided for expenses such as utility bills, rent, funeral arrangements, and medication.

**How to Access:**

<https://svdpsa.org/community-assistance-program>

## CATHOLIC CHARITIES

**What It Is:** The program offers financial help to those about to be evicted or have utilities shut off. \*Eviction notice and/or utility disconnection notice required.\*

**How to Access:**

<https://ccaosa.org/emergency-assistance/>

## FAIR HOUSING COUNCIL

**What It Is:** The Council's programs and services, such as complaint investigation, advocacy, and education & outreach are available to consumers living in the South Texas service area.

**How to Access:**

<http://www.myfairhousing.org/>