**FORWARD-LOOKING CONVERSATIONS TO HAVE WITH THE TENANT**

While the City of San Antonio’s rental assistance may be a great card to play when negotiating non-eviction with a landlord, available rental assistance won’t last forever. In fact, applicants approved for rental assistance can be capped at about $3,000.00. How much additional time in their home will $3,000.00 buy them - maybe 2 or 3 months? Even if you’re able to successfully negotiate with the landlord to cancel an eviction and let the tenant remain for another 60 days, we want to work with our clients to try to avoid delayed eviction.

This may be a good time to have some tough conversations with your client:

1. Have you applied for unemployment?
2. Do you have a plan to secure employment?
3. What’s your plan to have sufficient income to remain in the property moving forward?
4. If you don’t think you will be able to stay in your property, have you secured alternate housing?
5. What’s your plan to secure alternate housing?

These conversations are tough, but they may be the only way to ensure tenants do not find themselves in this same situation in a few months’ time. To help you with your conversations, here are some community resources to share with the client:

1. **Employment Resources –**
	1. Texas Workforce Solutions - <https://www.workintexas.com/vosnet/Default.aspx>
	2. Workforce Solutions Alamo (WSA) – the website is  <https://www.workforcesolutionsalamo.org/>. The email isINFO@WSALAMO.ORG and the phone number is 210-224-HELP (4357)
	3. The Neighborhood Place – may assist with financial counseling, budgeting, credit repair, rental, and utility assistance. Their phone number is (210) 431-7500 and their website is <https://family-service.org/programs/the-neighborhood-place/>
2. **Risk Mitigation Funds –**
	1. City of San Antonio – if the client hasn’t already applied for help from the City of San Antonio, have them do so. The website is: <https://www.sanantonio.gov/nhsd/programs/fairhousing>. Further information is on the City of San Antonio Resources Flyer in the SALSA Resources Page.
	2. Organize Texas – may provide some rental assistance. See <https://organizetexas.org/> or call (210) 900-2901.
	3. My City is My Home - seeks to serve tenants and homeowners alike seeking relief or resources to find, maintain and protect their housing. They Support with Property Tax Protests, Connect Section 8/Home Choice Voucher holders with Realtors®, Connect you with housing resources, and Provide Housing Education. See <http://mycityismyhome.com/> or email mycityismyhome@gmail.com or call (210) 802-9982.
3. **Unemployment –**
	1. The Texas Workforce Commission: <https://www.twc.texas.gov/jobseekers/unemployment-benefits-services> or call (800) 939-6631
	2. TRLA’s website has information on how to file for unemployment. Please visit: <https://www.trla.org/employment-covid19>