

Consolidated Annual Performance Evaluation Report



Program Year 2010
(October 1, 2010—September 30, 2011)

City of San Antonio

Prepared by Office of Grants Monitoring and Administration



**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT
PROGRAM YEAR 2010**

(October 1, 2010-September 30, 2011)

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**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT
Program Year 2010
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Executive Summary

The Program Year (PY) 2010 Consolidated Annual Performance and Evaluation Report (CAPER) illustrates the City of San Antonio’s efforts to coordinate funding to deliver comprehensive community development projects and services to its citizens. This report summarizes how federal funds were invested between October 1, 2010 and September 30, 2011 (Program Year 2010) to meet the goals and objectives identified in the 2010-2014 (October 1, 2010 – September 30, 2014) City of San Antonio Consolidated Plan.

The City’s partnership with the U.S. Department of Housing and Urban Development (HUD) has enabled significant reinvestment in San Antonio to create more vibrant and livable neighborhoods. Progress relating to these efforts is due in large part to the Community Development Block Grant (CDBG) funding received from HUD. Over the past thirty-six years, the City of San Antonio has invested federal CDBG funds into infrastructure improvements, housing, park improvements and neighborhood facilities in the low and moderate-income areas of the City. Likewise, strategic investment of HOME Investment Partnership Program, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds has greatly improved the quality of life for many of San Antonio’s most needy citizens.

The 2010 CAPER reflect results from the first year of the 2010-2014 Consolidated Plan. The Consolidated Plan is a comprehensive document that describes the City’s housing market conditions, identifies the need for affordable housing and community development and provides strategies to address the needs over a five year period. The plan coordinates the City’s housing and economic development with other public, private and non-profit community housing providers and non-housing service agencies. The Consolidated Plan provides a unified vision for community development and housing actions with the primary goals of providing core housing programs, promoting fair housing, providing community and supportive services, investing in public and community facilities, and promoting economic development opportunities.

Summary of Resources and Distribution of Funds

Resources

In PY 2010, the City of San Antonio received HUD formula grant funds from the entitlement programs identified in the table below in addition to program income (PI).

Entitlement Program	PY 2010 Entitlement Allocation & PI
Community Development Block Grant (CDBG)	\$ 15,824,221
CDBG Program Income	367,685
HOME Investment Partnership Program	7,050,293
HOME Program Income	735,338
Emergency Shelter Grant	641,524
Housing Opportunities for Persons with AIDS	1,151,125
TOTAL	\$ 25,770,186

These HUD programs play a significant role in a highly complex matrix of state, local, public, and private funds serving the needs of San Antonio’s distressed communities and low- and moderate-income (LMI) citizens. The overall effort involves a number of city agencies and local partner organizations, millions of dollars, and countless staff and volunteers dedicated to improving San Antonio’s quality of life. The City of San Antonio’s Office of Grants Monitoring and Administration, under the auspices of the Office of Management and Budget, is the applicant for HUD funds, with program administration shared with the Department of Human Services.

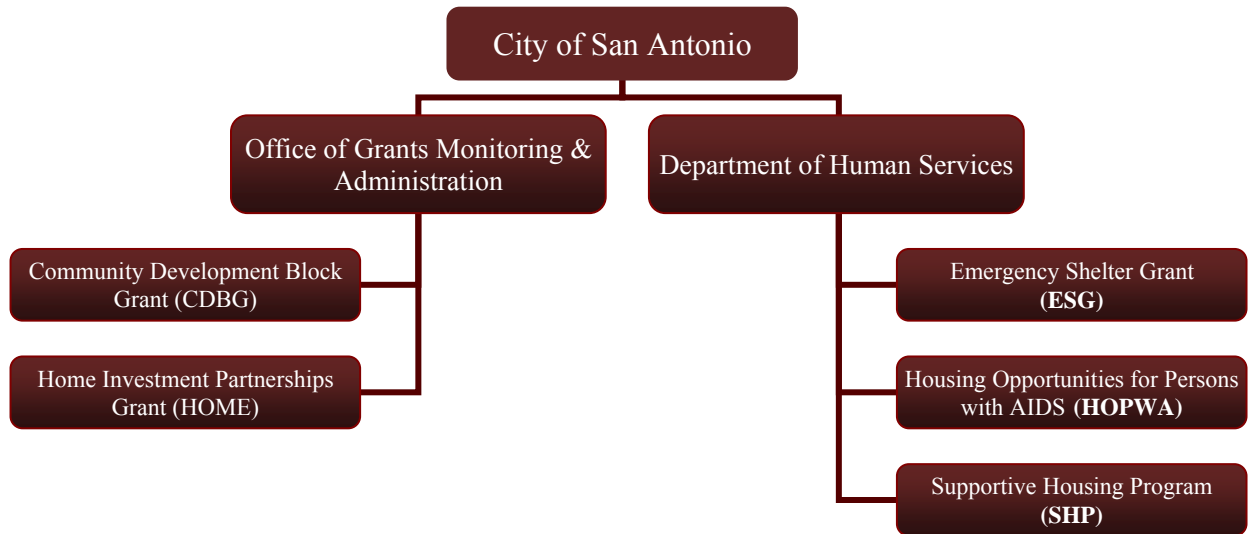
Geographic Distribution of Funds

In PY 2010, the City of San Antonio invested much of its CDBG and HOME funds in the Inner City Reinvestment Infill Policy (ICR/IP) Area. The majority of census tracts located in the core target area of the ICR/IP are low- and moderate- income.

A large portion of PY 2010 funds were expended in census tracts with heavy minority concentration. See Appendix E for PY 2010 Geographic Distribution by Census Track / Ethnicity.

Administration of Funds

Each City department plans, administers, and reports on the respective programs as shown in the chart. The City strives for continual improvements to deliver an efficient and effective multifaceted program through technical assistance, subrecipient workshops and training, a risk based monitoring process, and fiscal oversight.



Five Year Consolidated Plan Goals

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals. As a large and growing community, the City of San Antonio must successfully balance a diverse array of housing and community issues. Given the range of competing needs, the City must invest its scarce resources wisely. Therefore, as a general principal, the City will attempt to expend public funds in a way that leverages the commitment of private sector support whenever possible. Through the public participation and consultation process, the City has identified the community's overall goals and priorities as follows:

Housing: Core housing programs will include the Homeownership Incentive Program (HIP), Owner Occupied Rehabilitation/Reconstruction, Acquisition/Rehabilitation, New Construction, Affordable Showcase of Homes, Minor Repair, Major Systems Repair, Rental Rehabilitation, and Lead Based Paint Hazard Reduction. The City of San Antonio will consider a number of factors including critical and urgent needs, availability of other funding sources to leverage Community Planning and Development (CPD) funds. Additional factors include the alignment with City policies, neighborhood/community/sector plans, reinvestment plans, and the Annual Improvement Project Report.



Fair Housing: Fair housing programs will consist of fair housing choice complaint process, mediation, education and outreach, review of construction plans, and a continuing update to the Analysis of Impediments and the Affirmative Marketing Policy.

Community and Supportive Services: Community and supportive services programs provide flexibility in order to meet the needs of San Antonio residents. The City of San Antonio takes into consideration a number of factors including critical and urgent needs, availability of other funding sources, and consistency with city policies and plans. Funding goals are to support programs involving youth, seniors, people with disabilities, people with HIV/AIDS, homeless, and low- to moderate income persons.

Public and Community Facility Improvements: Public and community facility improvement projects include street and drainage, parks and recreation, special need facilities, neighborhood facilities, and improvements to meet health and safety needs. The City of San Antonio will consider a number of factors including critical and urgent needs, availability of other funding sources to leverage Community Planning and Development (CPD) funds. Additional factors include the alignment with city policies, neighborhood/community/sector plans, reinvestment plans, and the Annual Improvement Project Report.

Economic Development: Economic development programs will focus on the unmet funding needs of low- and moderate income areas. These programs include but are not limited to: neighborhood commercial revitalization, Section 3 Economic and Employment Opportunities, Job Training (under Community Services), business outreach to participate in Enterprise Zone incentives, and rezoning initiatives to encourage small business development and compatible land use in the inner city.

Progress Assessment Toward Five-Year and One-Year Goals

The 2010 CAPER, being the first year of the 2010-2014 Consolidated Plan, provides both an assessment of progress towards the five-year goals and the one-year goals. The 2010 Action Plan utilized \$25.7 million in a combination of Housing and Urban Development (HUD) entitlement funds and program income to address specific goals and objectives in the Five-Year Consolidated Plan.

The Consolidated Plan Goals are listed in the following summary tables, with 2010 accomplishments reflected in the far right column.

Housing (H) Consolidated Plan Goals

1. Expand and preserve a continuum of affordable housing opportunities
2. Revitalize low and moderate income neighborhoods to create healthy and sustainable communities

Funding strategy:

- 100% HOME funds will support core housing programs.
- 15% or greater of HOME funds will support affordable housing development activities provided by CHDOs.
- CDBG may supplement HOME funds to support programs.
- 60% of funding will be targeted to the City’s Inner City Reinvestment Core Area.
- Up to 10% of funding for city-wide projects will be targeted to the Neighborhood Revitalization Strategy Area(s).
- HOME projects require a 25% non-HOME fund match.

Housing Objectives

<i>Housing Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>	<i>Annual Actual</i>
(H1) Assist low- and moderate-income renter-households with homeowner assistance programs	The Homeownership Incentive Program (HIP) assists eligible persons who are buying a new or existing home within the city limits of San Antonio for the first time (FTHP) with down payment and closing cost assistance (DPA). The Homeownership Assistance Program (HAP) assists eligible persons who are buying an NSP foreclosed property. Buyers must have stable environment, meet credit standards, and be able to afford a mortgage payment.	HOME and NSP	Planning & Community Development Dept., San Antonio Housing Trust, CHDOs	400 renter households to purchase homes	80 renter households to purchase homes	81 total FTHB of which 67 were assisted with DPA 3 renter households purchased homes with NSP funds

Explanation of Progress: The City expended over \$680,000 in HOME funds and over \$30,000 in NSP funds through the City’s down payment assistance programs in PY 2010. The City exceeded it’s annual planned goal.

Housing Objectives (Continued)

<i>Housing Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>	<i>Annual Actual</i>
(H2) Assist low and moderate-income owner-occupied households through home rehabilitation and reconstruction	Owner-occupied Rehabilitation/ Reconstruction Program – Low income homeowners apply for financial assistance to renovate their home.	HOME and CDBG	Planning & Community Development Dept., CHDOs	110 housing units	22 housing units	HOME: 39 housing units
Explanation of Progress: The City expended over \$650,000 to assist low and moderate-income owner-occupied households through home rehabilitation and reconstruction in PY 2010. The City exceeded the annual planned goal.						
(H3) Expand and preserve affordable housing through new construction or acquisition and rehabilitation of single-family homes	New Construction and Acquisition/Rehabilitation – Program implemented through the City’s Affordable Showcase of Homes, low interest financing mechanisms, and loan guarantees. The NSP Single Family Acquisition Rehabilitation and Resale Program provide affordable housing via acquisition and rehabilitation of foreclosure homes.	CDBG, HOME, and NSP	Planning & Community Development Dept. Affordable Showcase of Homes, Historic Preservation Office, CHDOs, OUR SA, SAHT Public Facilities Corp., for profit developers	250 housing units	50 housing units	HOME: 14 FTHB New Construction (of 81 total FTHB) NSP: 12 acquisition/ rehabilitation of foreclosed housing units
Explanation of Progress: The City expended over \$680,000 in HOME and approximately \$610,000 in NSP funds for this objective in PY 2010. The lower than anticipated housing units completed can be attributed to more stringent lending requirements that have made obtaining a home loan more difficult for First Time Homebuyers. Economic conditions also have affected and limited the housing market for eligible homebuyers.						
(H4) Assist low-and moderate-income owner-occupied households with minor repair and systems repair	Minor Repair and Major Systems Repair – Owners apply for assistance for repairs not to exceed \$4,999, or for at least 2 major systems not to exceed \$15,000. Minor repair programs target seniors, code compliance violations, and weatherization efforts.	CDBG and CDBG-R	Planning & Community Development Dept, Center City Office, CHDOs	Minor - 100 housing units Major-50	Minor-20 housing units Major-10	CDBG: Minor-46 Major-0 CDBG-R: Minor-29
Explanation of Progress: The City expended over \$190,000 in CDBG funds and over \$163,000 in CDBG-R funds to assist a total of 71 low-and moderate-income owner-occupied households with minor repairs. The Major repair program was not funded in PY 2010.						
(H5) Increase number of substantially rehabilitated rental units to assist low- and moderate-income renter households	Rental Rehabilitation Program offers rental property owners low interest financing. Property owners provide 50% matching funds. Program requires substantial rehabilitation. Properties must be maintained according to the International Building Code.	HOME, CDBG and NSP	Planning & Community Development Dept., CHDOs	875 rental housing units	175 rental housing units	HOME: 17 NSP: 40
Explanation of Progress: The City expended approx. \$30,000 in HOME and over \$347,000 in NSP for this objective in PY 2010. The Rental Rehab Program has several projects underway with staggered completions dates. Funding was awarded to projects later in the PY delaying construction and completion dates. Five Rental Rehab projects are under construction and are anticipated to produce 643 affordable rental units in PY 2011. The NSP multifamily acquisition rehabilitation project involved the completion of the Gillette Square apartment complex, providing 40 affordable units.						

Housing Objectives (Continued)

<i>Housing Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>	<i>Annual Actual</i>
(H6) Increase efforts to address lead risk hazards and increase abatement of households with lead-based paint	Lead Based Paint hazard Reduction – identifies and controls lead-based paint exposure to small children in eligible privately owned rental and owner-occupied housing. Many homes built before 1978 have lead-based paint. SA Metropolitan Health District provides testing for children 6 and under free of charge.	HOME/CDBG CDBG (stand alone)	Planning & Community Development Dept., CHDOS, for profit developers, SA Metropolitan Health District	750 housing units with rehab/reconstruction/rental programs 275 housing units (stand alone)	150 housing units with rehab/reconstruction/rental programs 55 housing units (stand alone)	CDBG: 111 housing units
Explanation of Progress: The City expended approximately \$650,000 in CDBG funds for this objective in PY 2010. There are five Rental Rehab projects under construction that are anticipated produce 643 affordable rental units in PY 2011. These units will be abated for lead.						
(H7) Increase preservation of historic properties	Historic Preservation Program – This pilot program includes two programs: acquisition and rehabilitation of properties and owner-occupied rehabilitation.	HOME and CDBG	Office of Historic Preservation, Planning & Community Development private sector, San Antonio Conservation Society	25 housing units (if pilot program is continued)	5 housing units	0 housing units
Explanation of Progress: In PY 2010, two pilot programs were funded to increase preservation of historic properties. Much work has gone into the creation of guidelines, solicitations and marketing. These programs anticipate the completion of units in the next program year.						



Fair Housing (FH) Consolidated Plan Goals

1. Promote fair housing choice to all persons through enforcement of local and federal laws and outreach and education
2. Identify impediments to fair housing choice
3. Take action to overcome impediments

Overall Strategy – Fair Housing (FH)

The Fair Housing Choice delivery system will consist of: fair housing choice complaint process/mediation, education and outreach, review of construction plans, and updating the Analysis of Impediments and the Affirmative Marketing Policy. This will be a city-wide program funded through CDBG and non-federal funds.

Fair Housing Objectives

Fair Housing Objectives	Programs	Fund	Planning Partners	5 Year Objective	Annual Objective	Annual Actual
(FH1) Update Analysis of Impediments and develop new strategies as warranted for the Fair Housing Plan	Analysis of Impediments – is a review of impediments to fair housing choice in the public and private sector; and a review of local laws, regulations and policies and practices. Impediments are defined as any actions, omissions, or decisions taken because of race, color, religion, gender, disability, familial status or national origin which restrict housing choices or the availability of housing choices.	CDBG	Dept. of Human Services	Update at least once every 5 years	N/A	Update completed November 2010
Explanation of Progress: The Analysis of Impediments was updated in November 2010. The next update of the Analysis of Impediments is anticipated to take place within the next five years. For this and the following Fair Housing objectives, over \$223,000 in CDBG funds were expended for Fair Housing administration.						
(FH2) Process and mediate fair housing choice complaints	Citizen complaints- Staff handles complaints as authorized under city municipal codes; complaints not successfully mediated at the client's request or involving familial status are referred to the local HUD Fair Housing and Equal Opportunity office or the Texas Commission of Human Rights office. Complaints also referred to other participating agencies.	CDBG	Dept. of Human Services, Bexar County Legal Aid Association, Bexar County Resolution Center, local HUD Fair Housing and Equal Opportunity office, Texas Commission of Human Rights office.	Assist 1,000 households	Assist 500 households	Assisted 5,019 households
Explanation of Progress: The Department of Human Services Fair Housing Division exceeded their annual and five year goal for assisting households with Fair Housing Related Issues.						
(FH3) Conduct outreach and education on fair housing choice	Provide fair housing choice seminars and continuing education.	CDBG	ESL & GED classes, neighborhood associations, industry groups	200 workshops	40 workshops	81 workshops
Explanation of Progress: The Department of Human Services Fair Housing Division exceeded its annual goal by conducting 81 workshops for outreach and education on fair housing choice.						

Fair Housing Objectives (Continued)

Fair Housing Objectives	Programs	Fund	Planning Partners	5 Year Objective	Annual Objective	Annual Actual
(FH4) Review rental rehabilitation and new construction multifamily building permits to ensure ADA compliance	City staff review building plans to ensure ADA compliance	CDBG	Department of Human Services	Review 120 plans	Review 24 plans	24 plans reviewed
Explanation of Progress: During PY 2010, the Department of Human Services Fair Housing Division met its goal of reviewing rental rehabilitation and new construction multifamily building permits to ensure ADA compliance.						
(FH5) Update city's Affirmative Marketing Plan policy	City staff establish criteria to subrecipients to develop an Affirmative Marketing Plan	CDBG	Department of Human Services	Update in year one	N/A	Update completed PY 2010
Explanation of Progress: The Office of Grants Monitoring and Administration updated the City's Affirmative Marketing Plan policy during PY 2010.						

Community and Supportive Services (CSS)- Consolidated Plan Goals

1. Provide community and supportive services for low and moderate-income persons and those with special needs
2. Support efforts to continue the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, permanent supportive housing, and supportive housing services
3. Increase financial literacy and wealth building assets

Overall Strategy – Community and Supportive Services (CSS)

The types and range of social issues addressed through programs are flexible in order to meet the needs of San Antonio residents. However all major need categories are addressed in the 5-year plan: youth, seniors, people with disabilities, people with HIV/AIDS, homeless, and low- to moderate-income persons in general. The City of San Antonio takes into consideration a number of factors including critical and urgent needs, availability of other funding sources, and consistency with city policies and plans.

Funding strategy:

- 100% ESG funds.
- 100% HOPWA funds.
- Up to 15% CDGB – public service funds.
- Neighborhood Revitalization Strategy areas are exempt from 15% public service funds cap.
- Non-federal funds.

Community and Supportive Services Actions

Action Steps	Programs	Fund	Program Partners	5 Year Objective	Annual Objective	Annual Actual
(CSS1) Provide assistance to persons with HIV/AIDS and increase number of hospice facilities	Primary medical care, hospice, skilled nursing, housing and rental assistance	HOPWA	Department of Human Services, Non-profit partners	7,500 persons	1,500 persons	1,170 persons
Explanation of Progress: The Department of Human Services expended over \$1.1 million in order to assist persons with HIV/AIDS.						

Community and Supportive Services Actions (Continued)

(CSS2) Provide assistance to persons who are homeless	Transitional and permanent supportive housing for families, individuals, and special needs populations representing the gaps in the Continuum of Care System	ESG	Department of Human Services, Continuum of Care partners	22,357 persons	4,471 persons	6,748 persons
Explanation of Progress: The Department of Human Services expended over \$641,000 to provide assistance to the homeless. The City exceeded its annual plan goal.						
(CSS3) Provide assistance to low- and moderate-income persons and persons with special needs	Services targeting youth, seniors, people with disabilities, and low- moderate income persons in general	CDBG Public Services	Department of Human Services, Non-profit partners	250 persons	50 persons	638,880 persons
Explanation of Progress: In Program Year 2010, the City of San Antonio spent over \$1,970,000 in CDBG public service activities and far exceeded its goal to provide assistance to low- and moderate-income persons and persons with special needs. The City exceeded its annual plan goal.						
(CSS4) Provide capacity building to community-based organizations in low- to moderate-income areas	Community Development Corporations, Youth Entrepreneurship, Community mobilization and organizing, Community Development Summit, private-public partnerships	CDBG, General Funds	Planning & Community Development Department, Department of Human Services, non-profit partners	5 community development summits	1 community development summit	0
Explanation of Progress: No grant funds were expended in Program Year 2010 for the community development summit. The City of San Antonio is in the process of transitioning to a “Community Development Month” to discuss best practices in community development, improve the quality of community development projects, and connect with non-federal leveraging opportunities. The Community Development Month will be held in April 2012 and bring together San Antonio’s community development stakeholders to showcase how CDBG dollars have been utilized throughout the City.						
(CSS5) Provide neighborhood code compliance inspections and enforcement	Inspections, enforcement activities, referrals to housing programs, abatement of violations	CDBG	Neighborhoods, citizens, Code Enforcement Department	1,500 housing units	300 housing units	357 housing units
Explanation of Progress: In Program Year 2010, the City of San Antonio spent over \$157,000 in CDBG funds to provide neighborhood code compliance inspections and enforcement. The City exceeded its annual plan goal.						



Above: Project Hope-Public Service Project

Public and Community Facility (PCF) Improvements Consolidated Plan Goals

1. Stabilize neighborhoods through investment in public and community facilities improvements

Overall Strategy – Public and Community Facility (PCF) Improvements

Improvements include street and drainage, parks and recreation, special need group facilities, neighborhood facilities, and improvements to meet health and safety needs. The City of San Antonio takes into consideration a number of factors including critical and urgent needs, availability of other funding sources to leverage CPD funds, and consistency with city policies and plans including neighborhood/community/sector plans, reinvestment plans, and the Annual Improvement Project Report that lists neighborhood plan priorities. The City used a HUD Section 108 loan for major public facility improvements and CDBG funds are used for debt service on the loan.

Funding strategy:

- CDBG funds
- 60% of funding will be targeted to the City’s Inner City Reinvestment Core Area.
- Up to 10% of funding for city-wide projects will be targeted to the Neighborhood Revitalization Strategy Area(s).
- \$4.8 million will be used for Section 108 Loan debt service annually.

Public and Community Facility Actions

<i>Action Steps</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>	<i>Annual Actual</i>
(PCF1) Implement improvements to public and community facilities located in low-moderate income areas	Improvements to include but not limited to: sidewalks, drainage, lighting, recreation centers, parks, community centers, libraries, non-profit facilities, and public facilities	CDBG, Section 108, CDBG-R	Capital Improvement Management Services Dept., Center City Office, Human Services Dept., Library Dept., Non-profit agencies, Parks and Recreation Dept, Public Works Dept.	90 improvements	18 improvements	CDBG:17 Section 108: 23 CDBG-R: 7

Explanation of Progress: In Program Year 2010, the City of San Antonio spent over \$678,000 in CDBG funds and over \$710,000 CDBG-R funds for improvements to public and community facilities. In addition, 23 projects were completed using HUD 108 funds. The City met its annual goal.

(PCF 2) Remove barriers in city-owned facilities and sidewalks to accommodate disabled populations	ADA accessibility program for modifications to sidewalks and curbs, ADA accessibility improvements to city-owned facilities ADA accessibility assessment of grant subrecipients and workshop;	CDBG, Section 108 and CDBG-R	Public Works Dept., Office of Grants Monitoring and Administration	25 projects 30 subrecipients	5 projects 6 subrecipients	CDBG: 0 Section 108: 3 CDBG-R: 4 0 subrecipients
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Explanation of Progress: Over \$630,000 in CDBG-R funds were expended for removal of barriers in City owned facilities to accommodate disabled populations. In addition, 3 Section 108 funded projects were completed during PY 2010 which removed barriers in City-owned facilities and sidewalks. The City met its annual goal for accessibility projects. No additional ADA assessments or workshops were completed during the year.

Public and Community Facility Actions (Continued)

<i>Action Steps</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>	<i>Annual Actual</i>
(PCF3) Section 108 Loan Guarantee	Portion of CDBG to repay \$57 million loan	CDBG	Office of Grants Monitoring and Administration	\$24 million	\$4.8 million	\$4.8 million

Explanation of Progress: Payment of approximately \$4.8 million in CDBG funds has been made to HUD for the PY 2010 HUD 108 loan repayment. The City met its loan repayment requirements.

Economic Development (ED) Consolidated Plan Goals

1. Promote economic development opportunities
2. Promote self-sufficiency
3. Increase financial literacy and wealth building

Overall Strategy – Economic Development (ED)

The City will focus on the unmet funding needs of low- and moderate-income areas. Programs to encourage economic development include but are not limited to: neighborhood commercial revitalization, Section 3 Economic and Employment Opportunities, Job Training (under Community Services), business outreach to participate in Empowerment Zone incentives, rezoning initiatives to encourage small business development, and compatible land use in the inner city.

Funding strategy:

- CDBG funds
- 60% of funding will be targeted to the City’s Inner City Reinvestment Core Area.
- Up to 10% of funding for city-wide projects will be targeted to the Neighborhood Revitalization Strategy Area(s).

Economic Development

<i>Action Steps</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>	<i>Annual Actual</i>
(ED1) Provide technical assistance to businesses	Neighborhood Commercial Revitalization Program	CDBG	Planning and Community Development Dept., Non-profit partners	100 businesses	20 businesses	56 businesses

Explanation of Progress: In Program Year 2010, the City of San Antonio spent over \$237,000 in CDBG funds to provide technical assistance to businesses. The City exceeded its annual goal.

(ED2) Certify businesses and individuals to participate in the Section 3 program	Section 3 Economic and Employment Opportunities – The program promotes a good faith effort for contractors to hire low- and moderate-income persons. This includes outreach for Section 3 certification of individuals and businesses to participate in HUD funded construction/rehabilitation contracts.	CDBG	Office of Grants Monitoring and Administration, CIMS Dept., Public Works Dept., SA Housing Authority, Community Colleges	625 persons/businesses certified	125 persons/businesses certified	42 persons 8 businesses
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Explanation of Progress: The City of San Antonio participated in several outreach events in an effort to promote the Section 3 certification program. Although the City did not meet its annual goals, staff met with several non-profit agencies including youth-build programs, veteran job placement programs, United Way and other public agencies to bring awareness to contracting and hiring opportunities for Section 3 businesses and individuals. The City’s program has seen improvements in public awareness and anticipates making strides in certifications and contracting opportunities over the course of the next several years.

Economic Development (Continued)

<i>Action Steps</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>	<i>Annual Actual</i>
(ED3) Implement comprehensive rezoning of older corridors to encourage small business development	Rezoning of older commercial areas to promote land uses consistent with small business development and with a neighborhood/community/sector plan or revitalization plan. Special districts such as MXD, IDZ, FBZD, and Flex should be considered to promote compatible mixed uses along the corridors.	CDBG, General Fund	Development Services Dept.	500 properties	100 properties	206 properties, General Fund
Explanation of Progress: No grant funds were expended in Program Year 2010 to implement comprehensive rezoning of older corridors to encourage small business development. However, City of San Antonio General Fund dollars were utilized in order to meet the annual objective.						
(ED4) Conduct outreach to businesses to take advantage of Empowerment Zone incentives	Empowerment Zone Outreach and Technical Assistance program is designed to promote economic development in distressed communities by using public funds and tax incentives as catalysts for private investment. Businesses located in an EZ are eligible to take advantage of federal tax incentives to hire EZ residents and to expand or improve their business operations.	CDBG	Center City Office	2,500 businesses	500 businesses	190 businesses
Explanation of Progress: In Program Year 2010, the City of San Antonio spent over \$69,000 in CDBG funds to conduct outreach to businesses to take advantage of Empowerment Zone incentives. The Empowerment Zone was reinstated by the Federal Government in December 2010; therefore the program was not active for a full fiscal year and unable to accomplish stated goals.						

Affirmatively Furthering Fair Housing

Actions taken to affirmatively further fair housing

The City of San Antonio is committed to furthering fair housing choices for all residents regardless of race, color, national origin, ancestry, religion, sex, disability, familial status, marital status, source of income, sexual orientation, or any other arbitrary factor. The City recognizes that fair housing is a regional issue and collaborates with jurisdictions in identifying impediments to fair housing choice and in finding solutions for mitigating such barriers. The fundamental goal of the Fair Housing Plan for the City of San Antonio is to make housing choice for all residents a reality.

In an effort to eliminate barriers to affordable housing, the City has made diligent strides in monitoring the stated action steps of projects with Affirmative Marketing Plans. These plans aim to reach out to minority groups least likely to apply to the affordable housing project around them. Properties are monitored annually for compliance with their respective plans.

For the period of October 1, 2010 through September 30, 2011, the Fair Housing Program provided a variety of housing counseling and fair housing services to approximately 2,072 households. Of these 2,075 households, 1,023 received housing counseling services. Demographically, the 2,072 households receiving these services consisted of approximately 5,172 household members. Of these households:

- 250 families were Black Non-Hispanic;
- 891 families were of Hispanic origin;
- 296 families were White Non-Hispanic;
- Five (5) families were of Asian origin;
- 720 single head of households

As of January 1, 2010, HUD has required HUD approved housing counseling agencies to train and obtain certification in Home Equity Conversion Mortgage (HECM-Reverse Mortgage) counseling before providing these services to senior clients. Due to funding limitations, staff was not able to obtain this certification but will continue to seek other funding allocations to accomplish this certification.

Fair Housing staff investigates and mediates tenant-landlord complaints, monitors housing discrimination practices, and encourages voluntary compliance with City, State, and Federal Fair Housing laws through education and outreach activities. Staff also reviews plans of new multi-family construction for accessibility requirements under the Fair Housing Act. A total of 24 plans with 2,587 units were reviewed during this period. A total of 8,105 of Investigative and Monitoring service units and 24,952 Educational and Outreach service units were completed for the PY 2010.

The program continues to utilize several methods of informing the public, homeowners, and potential tenants about the federal fair housing laws. The methods utilize are through informational letters, media appearances, public service announcements, program presentations, Fair Housing handbook distributions, printed program advertisements, apartments visits, and housing provider training. For this reporting period, the program distributed approximately 15,150 informational fliers and provided 81 presentations, with approximately 3,542 in attendance. The program received 30 housing discrimination complaints of which 13 were mediated and 17 were referred to HUD for investigation.



The Fair Housing Program continues to affirmatively further housing in addressing greater housing choices by implementing several actions. One action taken in PY 2010 was the continuation of the plan review program with the coordination of the Planning and Development Services Department, City's Disability Office, and the Housing and Neighborhood Services Department. The program reviews new multi-family construction plans for Fair Housing Act's Design and Construction Requirements. The City's Fair Housing Plan (Analysis of Impediments to Fair Housing Choice) update was completed in November 2010.

The request to HUD to become a Substantial Equivalent Agency is currently being looked at by the City Manager's Office. This designation would give the City of San Antonio the authorization to investigate housing discrimination cases filed in the San Antonio area.

The Fair Housing Program continues to work closely with area lenders, the local HUD office, and area housing counseling agencies at addressing the foreclosure epidemic in San Antonio. The program also continues to coordinate efforts with the State Foreclosure Task Force to take a pro-active approach at reaching delinquent homeowners in educating them about foreclosure scam activities in the mortgage field. The program's manager and division manager serve in the outreach and counseling committees of the State Foreclosure Task Force.

The Program in coordination with the members of the San Antonio Local Task Force provided four (4) foreclosure workshops in each quadrant of the city during this program year. Delinquent homeowners who were facing foreclosure were able to meet face to face with their lender or a certified housing counselor to do a workout plan so that they can get back on track with their mortgage and eventually avoid a foreclosure on their property.

Additionally, in an effort to eliminate barriers to affordable housing, the City has made diligent effort in monitoring the stated action steps of projects with Affirmative Marketing Plans. These plans aim to reach out to minority groups least likely to apply to the affordable housing project around them. Properties are monitored annually for compliance with their respective plans.

Summary of impediments to fair housing choice in the Analysis of Impediments (AI)

The Analysis of Impediments (AI) to Fair Housing Choice is a document that reflects the current fair housing situation in the San Antonio community. In the Consolidated Plan, local governments submit a certification (regulation 24 CFR 91) that it is affirmatively furthering fair housing by taking appropriate actions to overcome the effects of impediments to Fair Housing Choice.

The Analysis of Impediments was updated in November 2010 showing current data addressing the availability of affordable housing for low-income, disabled, and/or elderly households in the San Antonio and Bexar County area.

A key update to the AI from previous years was City Council's approval of amending the City's Fair Housing law to adopt the protected class of "Familial Status". In doing so, change to the City's Fair Housing law is now substantially equivalent to the Federal Fair Housing Statute. This provides the citizens of San Antonio with protection for persons having legal custody of an individual under the age of 18 years from housing discrimination and remedies equal to those of the Federal Fair Housing Statute. It will also provide for the same investigative procedures and remedies as the Federal law.



Actions taken to overcome effects of impediments identified in the Analysis of Impediments

The supply and availability of affordable housing for low-income, disabled, and/or elderly households was determined to be insufficient, thereby reducing fair housing choice for households with those characteristics. Numerous projects utilizing CDBG and HOME dollars have been undertaken since the preparation of the original Analysis of Impediments in 2000. Many of these projects were developed with the intent of increasing the supply and availability of affordable housing for low-income, disabled, and/or elderly households. This increases housing choice for these groups.

In PY 2010, The Fair Housing Program of the City of San Antonio provided twenty-four (24) inspections to multi-family properties to ensure accessibility to common areas such as the laundry facilities and pool, and adequate number of handicap parking available on property.

Affordable Housing

The City continues its efforts to make available additional affordable housing that is decent, safe, and sanitary. In total, the City assisted in the production, rehabilitation, and acquisition (through homebuyer assistance) of 161 CDBG single family units and 137 HOME units in PY 2010. Several new construction multi-family projects are currently in leasing or construction stage and will create hundreds of affordable units. Additionally, there are five rental rehab projects under construction that are anticipated to produce 643 affordable rental units in PY 2011, exceeding the planned goal of 175 units/year.

Section 215 affordable housing

Section 215 outlines the requirements of what is considered affordable for rental housing and homeownership units. All HOME and CDBG funded housing projects completed in 2010 met the Section 215 definition of affordable housing as also defined in 24 CFR 92.252 (rental housing) and 24 CFR 92.254 (homeownership).

2010 CDBG Beneficiaries By Income Type						
Housing	0% - 30%	31% - 50%	50% - 80%	Total Low-Mod	Non Low-Mod >80%	Total Beneficiaries
Owner-Occupied Units	52	37	45	134	0	134
Renter-Occupied Units	0	0	0	0	0	0

2010 HOME Unit Completions by Percentage of Area Median Income						
Housing	0% - 30%	31% - 50%	51% - 60%	61% - 80%	Total 0%-60%	Total 0% - 80%
Rentals	0	17	0	0	17	17
Tenant Based Rental Assistance (TBRA)	0	0	0	0	0	0
Total	0	17	0	0	17	17
First-Time Homebuyer	2	7	11	61	20	81
Existing Homeowners	15	14	4	6	33	39
Total	17	21	15	67	53	120

Specific objective of providing affordable housing

The table above provides a detailed illustration of the City’s efforts to provide affordable housing to the extremely low, low, and moderate-income citizen of San Antonio. With the HOME program, 100% rental housing units were occupied by families earning no more than 60% of the area median income. Homeowners assisted with HOME funds have documented incomes at or below 80% of San Antonio’s median income. Of the single family units assisted, 51% were occupied by families earning income less than 60% area median income.

Efforts in addressing worst case needs

Worst-case housing needs are defined as low-income renter households who pay more than half their income for rent, live in seriously substandard housing (which includes homeless people), or have been involuntarily displaced. To address worse case needs, the City funded new construction multi-family projects that have received Low Income Housing Tax Credits (LITHC) and have voluntarily included units affordable to families that make 30% area median incomes (AMI) to accommodate these rent-burdened families. Several new construction multi-family projects are currently in leasing stage and will create affordable units to exceed the planned goal of 175 units/year. These units will be available to families considered rent burdened or earning from 30% to 60% AMI.

Additionally in PY 2010, the City invested \$2,729,572 of CDBG and HOME funds to assist in rehabilitation costs of four apartment complexes that are anticipated to produce 414 affordable units in PY 2011.

Rental Rehab Projects Funded in PY 2010			
Project Name	Anticipated Units	Source of Funds	Contract Amount
Las Palmas 1014 S. San Eduardo	100	CDBG	\$351,000
West End Baptist 934 SW 35 th St	50	CDBG	\$200,053
Guild Park 779 W. Mayfield	114	HOME CDBG	\$1,550,000
West Ave. Apts. 3747 West Ave.	150	CDBG	\$628,519
Total			\$2,729,572

Efforts to address the accessibility needs of persons with disabilities

The City’s Owner-Occupied Rehabilitation Program provides ADA improvements/modifications in conjunction with rehabilitation of the home of an elderly or disabled owner. The average amount of HOME and/or CDBG assistance in PY 2010 per client/family was \$1,500.

The City’s Fair Housing Program provided 24 inspections to multi-family properties to ensure accessibility to common areas such as the laundry facilities and pool, and adequate number of handicap parking available on property.

In PY 2010, the City's Disability Access Office conducted a Section 504/ADA evaluation of all the City's current agencies and offices and offered training to those needing additional assistance in making accommodations to disabled persons.

Continuum of Care

Actions taken to plan/implement Continuum of Care

When the City of San Antonio first applied for and received a demonstration grant from HUD in the early 1990s, the City was advised of HUD's initiative urging agencies that serve the homeless to form a coalition. The goal of this coalition, which was called the Continuum of Care, was to offer a stream of seamless services to the homeless population to include case management, job training, counseling, housing, food, etc. In addition, the agencies involved in the coalition would interact and coordinate the services they offered and apply for HUD funding reflecting the array of services provided by in City of San Antonio and Bexar County.

The Continuum of Care was established in 1992 and has grown to include 33 different agencies that serve the homeless population. Each agency operates from one to five different homeless programs. The number of programs continues to grow annually as additional grant proposals are funded through HUD and other Federal and State agencies.

Addressing needs of homeless persons and homelessness prevention

The following actions were taken by the City of San Antonio in PY 2010 to address the needs of homeless persons and homelessness prevention.

- In January, a Point-In-Time (PIT) count was conducted. The PIT was an intense survey used to count the number of homeless living in San Antonio on the streets, in shelters, safe havens or in transitional housing, or in areas not meant for human habitation. The survey was conducted by hundreds of volunteers who asked those living on the streets, as well as the residents of shelters, safe havens and transitional housing, to respond to questions related to their needs. The information collected was compiled into a report by a local university and gave a



comprehensive look at the local homeless population. A portion of the survey addressed the needs of those surveyed. This included the following: housing, job training/placement, medical/dental services, Social Security Disability Insurance (SSDI), Food Stamps, mental health services, food, General Educational Development (GED) classes, clothing, transportation, emergency shelter, Temporary Assistance for Needy Families (TANF), legal assistance, Veteran's benefits, childcare, substance abuse services, life skills training, and/or HIV/AIDS assistance.

- The Haven for Hope, a Texas non-profit corporation, opened a 22 acre campus in San Antonio in June 2010. The site is located just west of downtown and provides comprehensive services to the homeless with an emphasis on treating the root causes of homelessness. The Campus includes medical, dental and vision services, a transformation center that provides intake, case management, job training, and other educational services provided by partner agencies.



The outdoor Sleeping Courtyard, that is separate from the residential section, serves up to 600 individuals. The residential services include dormitories that house up to 400 men, 200 women and 80 families. Food service is cafeteria style provided by the San Antonio Food Bank. Other services include a chapel that provides spiritual services, counseling, legal assistance, and a kennel for pets.

- The Homeless Management Information System (HMIS) is a software program designed by HUD to track the status of the homeless population. HUD mandates that all HUD funded programs track their clients and services through this program which populates the Annual Performance Report at the end of each grant year. Other homeless agencies that do not receive HUD funding are also encouraged to use HMIS as a tracking tool and to manage their reports. There were 11,425 clients enrolled from October 1, 2010 through September 30, 2011 in the San Antonio area. HMIS milestones during the PY 2010 included:
 - Participation in the annual Point-In-Time Count in January, 2011.
 - Over 346 individuals were trained in the use of the HMIS application
 - Implemented the new Annual Performance Report within HMIS for organizations to track their performance for the electronic report that is submitted to HUD.

Actions taken to meet supportive housing needs (including HIV/AIDS)

The City of San Antonio continues to collaborate with various agencies to meet supportive housing needs for individuals that are homeless or live with HIV/AIDS. Supportive housing needs include permanent housing, transitional housing, child care, counseling, job training, food services, legal assistance, transportation, substance abuse treatment, and education services. The agencies, their services, and accomplishments for PY 2010 are outlined below:

- The Center for Health Care Services (CHCS) – Serial Inebriate provided a safe medically supervised sobering unit to 1,815 clients to interrupt the cycle of serial inebriation during PY 2010. This intervention enables individuals to transition into a stable housing environment.
- San Antonio AIDS Foundation (SAAF) – HIV/AIDS Facility Based Housing with Supportive Services Program provided 19 beds for nursing/hospice care with support services to HIV/AIDS individuals who can no longer care for themselves. SAAF conducted a Tenant-Based Rental Assistance (TBRA) Program to provide long-term rental assistance to 124 HIV positive individuals and their families who had limited or no income and are at risk of becoming homeless. The agency also provided a transitional housing program which provided shelter and food to 87 individuals with HIV/AIDS. Shelter was provided until permanent housing and/or a regular source of income was achieved.

- Alamo Area Resource Center (AARC) – The Greater Housing Works Program enabled 430 individuals with HIV/AIDS to utilize a database identifying locations of safe and affordable housing. The Resource Center also provided HIV/AIDS individuals with a means of transportation to primary medical care and social services appointments. This transportation was provided throughout the City of San Antonio, Bexar County, Comal County, Guadalupe County and Wilson County. In addition, they received a new permanent housing grant from HUD that has allowed them to move 10 eligible households into a safe and secure permanent housing environment.



- BEAT AIDS Coalition Trust Inc. – Newly Empowered Women’s Center (NEW) Program provided transitional housing to 12 women with HIV/AIDS. Case management and other supportive services, for NEW, are provided by other agencies that serve HIV/AIDS clients.
- In addition to the above listed agencies, American GI Form, Family Endeavors, San Antonio Metropolitan Ministries, Haven for Hope, and The Salvation Army also provided or referred clients to supportive housing services.

Actions to help homeless persons transition to permanent housing and independent living

- The City of San Antonio refers homeless individuals that do not have a driver’s license or birth certificate to Christian Assistance Ministry (CAM) to retrieve those missing documents. CAM has assisted over 2,609 chronically homeless with the ID recovery service which allows them to receive homeless services from other agencies.
- In PY 2010, the Bexar County Planning Council published a resource guide on housing and supportive services available in the San Antonio area for individuals with HIV/AIDS. The resource guides are available at local HIV/AIDS agencies, various medical facilities, and Bexar County Department of Community Resources.
- In PY 2010, the Alamo Area Resource Center (AARC) initiated a new program to assist in providing members with HIV/AIDS with permanent housing. AARC served 10 households in PY 2010 and anticipates serving more in future years.
- In PY 2010, a Point-In-Time survey was conducted. This offered an outreach opportunity for the homeless community and provided a mechanism to inform them of housing options available. The survey was also a useful tool in helping to transition the homeless into permanent housing.

Actions taken to prevent homelessness

In Program Year 2010, the City of San Antonio continued to offer an array of programs at the City's One Stop Centers for homelessness prevention and to assist residents experiencing financial hardships with the payment of utility bills, rent, and mortgage assistance.

- The City of San Antonio's Department of Human Services (DHS) collaborated with the San Antonio Water System (SAWS) and City Public Service (CPS Energy) to offer utility assistance programs such as Project WARM (Winter Assistance Relief Mobilization), Residential Energy Assistance Partnership (REAP), SAWS AGUA project, and the ADP (Affordability Discount Program). These programs assisted ratepayers at or below 125% of the federal poverty guidelines with their utilities. An estimated 10,314 households received gas/electric services in HUD Program Year 2010 at a value of \$2.2 million and 23,500 households were assisted with water services at a value of over \$1,600,000.
- The Department of Human Services, Family Assistance Division (FAD) provided over \$410,000 in rental assistance during Program Year 2010 and served 534 households with a total of 895 household members.
- The City's Fair Housing Program assisted 185 households with delinquent mortgage payments through Default Mortgage Counseling.
- The City of San Antonio subcontracted with 10 non-profit agencies that serve the homeless to implement the Homelessness Prevention and Rapid Re-Housing Program (HPRP). During the past year, HPRP has helped 7,383 individuals maintain housing in a stable situation that would have otherwise resulted in homelessness but for this assistance. Specifically, to mitigate homelessness, HPRP provided eligible clients with temporary assistance, up to six months, with financial assistance, housing relocation and stabilization services to include security deposits, utility deposits, legal services and moving costs.
- The San Antonio and Bexar County Continuum of Care has established a committee whose specific purpose is to establish and review the protocols in San Antonio and Bexar County for homeless individuals that are being discharged from jail, foster care, health care and mental health facilities. The discharge protocols are established through collaboration with the local jails, hospitals, mental health institutions and foster care programs. For example, the Bexar County Jail maintains 248 mental health beds. When a potentially homeless client is due to be released, the University Hospital staff refers them to the Center for Health Care Services (CHCS) who operate the homeless shelter at Prospects Courtyard. Arrangements are then made by the hospital staff for CHCS to pick up the individual at the jail and transport him/her to the Courtyard. Prospects Courtyard has a clinic on campus to assist in meeting that client's various needs.



New federal resources obtained from the Homeless SuperNOFA

The Notice of Funding Availability (NOFA) is posted annually by HUD and allows agencies to apply to renew their current grants or apply for new grants. Two new HUD-funded programs began in PY 2010 to include Alamo Area Resource Center's permanent housing program for clients with HIV/AIDS and funding for the Haven for Hope Homeless Management Information System program.

In PY 2010, the City of San Antonio assisted local agencies to renew all current Supportive Housing Program (SHP) grants. The total award received from HUD was \$5,088,167 to support emergency, transitional, and permanent housing efforts through eight delegate agencies and 21 contracts. In addition to the grant renewals, three new grants were awarded to delegate agencies for the City's FY 2012. Seton Home received a grant for housing youth at scattered sites around the City. American GI Forum received a grant to fund leased housing throughout the City, and Haven for Hope received a grant to expand the HMIS program.

Other Actions

Identify obstacles and meeting underserved needs

The trends of reduced federal resources as well as declining economic conditions continue to be obstacles in meeting the needs of the underserved. In San Antonio, these conditions have caused reductions in City staffing levels and directly impact the delivery programs that serve the City's low income populations. The City is working to increase productivity of City staff while reconditioning long running programs and policies to ensure the underserved needs are met.

In an effort to maximize the impact of community development funding, the City of San Antonio has several reinvestment plans and policies which the Consolidated Annual Action Plan supports. In February 2010, City Council approved the Inner City Reinvestment Infill Policy (ICR/IP) to promote growth and development in the heart of the City. Specifically, the plan focused on areas that are currently underserved by public infrastructure and transit, as well as, residential and commercial real estate markets. The policy seeks to remove existing obstacles to reinvestment, as well as establish appropriate development standards for new infill development. These development standards are based on long-held policy goals that support sustainable mixed use, mixed-income, and multi-modal neighborhoods that are better able to meet the City's needs. The City intends to provide 60% of HUD entitlement funding to the City's Inner City Reinvestment Core Area over the Five Year Consolidated Plan period.

Foster and maintain affordable housing

In the 2010-2014 Five Year Consolidated Plan, affordable housing was identified as high priority. During the first program year of this plan, the City of San Antonio administered various affordable housing programs including the Rental Rehabilitation Program, Owner Occupied Rehabilitation Program, Homeownership Incentive Program, Multi-family New Construction Tax Credit Program, Neighborhood Stabilization Program, Minor Repair Program and the Lead Hazard Reduction Program. The City also awarded funds to local affordable housing providers to run programs that produce and preserve affordable housing. All programs and activities were aimed at preserving or creating affordable housing units. The following table is a list of affordable housing accomplishments by program type that were completed in 2010:

Affordable Housing by Program Type				
Program Type	Source	Completed Activities Disbursed in PY 2010	Units Completed	Other Funds
Single-Unit Residential	CDBG	\$195,827	46	N/A
	CDBG-R	\$163,583	29	
	NSP	\$610,064	12	
Multi-Unit Residential (apartment complex)	CDBG	\$0	1	*LIHTC; private debt
	NSP	\$347,666	2	*Capital Funds-PHF; Equity-Tax Credits; Private Funds-First Mortgage
Lead-Based/Lead Hazard Testing & Abatement	CDBG	\$653,056	111	*Lead Hazard Reduction Demonstration Grant; *Healthy Homes Production Grant; *Coalition to End Childhood Lead Poisoning
Residential Historic Preservation	CDBG	\$0	0	In kind from the Conservation Society

*NSP funding is reported in the DRGR system. NSP units are not reflected in IDIS Reports

Eliminating barriers to affordable housing

City recognizes barriers to affordable housing including market constraints, availability and leniency of financing, building codes and local building ordinance requirements, land acquisition expenses, platting, zoning, impact fees and building permits. These costs impact the affordability of newly constructed housing as well as rehabilitation of existing housing. Because of these realities, the City continues to review its development process through the revision of the City Housing Master Plan.

To combat such obstacles, in 2010 the City adopted an incentive score card to provide fee waivers for redevelopment projects located in the Inner City Reinvestment/Investment Policy Area. Additionally, the City’s Development Services Department is undertaking comprehensive rezoning in accordance with neighborhood and community plans. This includes incentive zoning such as infill development zones, mixed use districts, form based districts, and other innovative zoning districts to support a mix of uses and to support increased development in the inner city including more low income housing.

Additionally, in an effort to eliminate barriers to affordable housing the City has made diligent effort in monitoring the stated action steps of projects with Affirmative Marketing Plans. These plans aim to reach out to minority groups least likely to apply to the affordable housing project around them. Properties are monitored annually for compliance with their respective plans.

Furthermore, several housing non-profits, including those funded in PY 2010, provide Homebuyer Counseling to assist with credit issues, the number one barrier to buying a home for low-income

families. As part of our continued outreach, the City of San Antonio conducted two homeownership fairs to assist prospective homebuyers on finding information on affordable homeownership. The fairs invited affordable housing partners, counselors, lending institutions, and homebuilders to meet with the general public.

To assist first time homebuyers, the City’s Individual Development Account (IDA) Program invested over \$43,000 in a four to one match for down payment and closing costs for 11 homeowners.

Overcome gaps in the institutional structure

The City of San Antonio continually works to enhance coordination between all elements of the community development network in San Antonio. Primary community development efforts for the City are coordinated by the following departments.

Department	Institutional Roles
Office of Grant Monitoring and Administration	Grant Administration, Compliance, and Monitoring CDBG, HOME, CDBG-R, Section 108, and NSP
Department of Human Services	CDBG Public Services, ESG, HOPWA, Continuum of Care, Fair Housing Program
Department of Planning and Community Development	Planning, Policy, Affordable Housing Program, Neighborhood Commercial Revitalization Program, Homebuyer Incentive Program

The City also utilizes other departments such as Public Works, Development Services, Parks and Recreation, Economic Development and Capital Management Improvement Services to implement additional neighborhood revitalization projects to support the City’s low income communities.

The City recognizes that key elements in overcoming the gaps in its institutional structure include enhanced coordination, strong adherence to financial management standards, internal controls, budget controls, accounting controls, procurement, and contracting standards. The City will continue to self evaluate and improve on these processes to minimize gaps in its institutional structure.

Improve public housing and resident initiatives

The City of San Antonio developed a close working relationship with the San Antonio Housing Authority (SAHA) through the funding of the Sutton Oaks Phase I Development project. In 2010, the first phase was completed creating 194 re-constructed housing units of which 186 are anticipated to be available to persons at or below 80% AMI. The second phase, to consist of additional affordable residential units, is currently in pre-development.

The San Antonio Housing Authority is dedicated to helping families break the cycle of poverty and overcome barriers to self-sufficiency. SAHA, San Antonio’s largest landlord, currently administers approximately 7,000 public housing units and 12,400 Housing Choice Voucher units.

The San Antonio Housing Authority promotes resident input into the management of their communities through their Resident Council Program. This program aims to improve relations with public housing residents and to address resident issues and concerns Resident Councils play a key role in assuring resident voices are heard and any needs addressed. SAHA currently has 34 active Resident Councils in the Family and Elderly communities.

Each Resident council is asked to meet monthly to discuss the current status of the community and to voice their concerns. SAHA Management attends these meetings to address and support the council. All residents are invited to attend the meetings. Officers are elected by the residents to represent their voices at conferences and or meetings that are called by the Community or the Agency.

SAHA staff provides technical assistance to resident councils in quarterly trainings and encourages residents to attend leadership, mentorship classes, and City Council District meetings. SAHA promotes personal growth and empowerment of our residents to create a positive living environment for families living in public housing. Resident councils actively participate through a working partnership with Housing Authority management to advise and assist in all aspects of public housing operations.

Additionally, SAHA received ENERGY STAR recognition for incorporating energy efficiency into its mission of providing safe, affordable housing to families of modest means. Accomplishments include Installing ENERGY STAR qualified appliances, light fixtures, doors, and windows in four new multifamily developments, consisting of 835 units, and a comprehensive modernization of a multifamily building totaling 119 units, which earned the ENERGY STAR rating. SAHA installed ENERGY STAR qualified HVAC equipment in 208 multifamily units and 16 single-family homes. Furthermore, they provided training to all staff on the purchase of ENERGY STAR qualified products, and developing a sustainability policy that includes conservation of energy and water, as well as improving indoor air quality.



Evaluate and reduce lead-based paint hazards

The City of San Antonio received a \$3 million Lead Hazard Reduction Demonstration Grant with a CDBG match of nearly \$1.2 million (\$681,545 in in-kind salaries and \$510,000 programmatic) and a \$1.1 million Healthy Homes Production Grant with a match of \$550,300 (\$445,300 in CDBG in-kind salaries and \$105,000 from the Coalition to End Childhood Lead Poisoning) from the HUD Office of Healthy Homes and Lead Hazard Control in 2011. San Antonio’s Green & Healthy Homes (formerly the Lead –Based Paint Hazard Control Program) serves homes built prior to 1978 where children under six years of age live or spend a significant amount of time. With the additional funding, services have expanded to include mold remediation, asbestos removal, integrated pest management, weatherization, asthma intervention, fire prevention/safety, and home safety.

San Antonio’s Green & Healthy Homes Program also supports the Owner-Occupied Housing Rehabilitation/Reconstruction Program which assists in preserving affordable housing units. Lead hazards are identified through lead Risk Assessments/Comprehensive Lead Inspections conducted by state certified risk assessors from local lead firms. Stabilization and abatement of identified lead hazards is addressed as part of the rehabilitation project.

During the HUD Program Year 2010, the Lead Based Paint Program assisted in reducing lead hazards to 111 affordable housing units.

Ensure compliance with planning requirements

The City of San Antonio ensures compliance with all program and comprehensive planning requirements. Staff performs at a minimum one site visit per year and desk reviews throughout the course of the project/program. These reviews include ensuring compliance, with mandated federal regulations, current program guidelines, and written contract requirements for each activity/program funded with the City’s federal entitlement funds. All staff is trained in local and federal grant requirements. Additionally, designated monitoring staff performs in depth monitoring visits and programmatic reviews to ensure compliance.

The City also ensures compliance with the requirements established by HUD for Community Housing Development Organizations (CHDOs) designation. Annually, GMA conducts a documented certification process to identify eligible organizations to receive CHDO designations.

Reduce the number of persons living below the poverty level

The City of San Antonio has a longstanding commitment to help its residents maintain a quality of life that includes clean, safe, and affordable housing; providing food, clothing, and shelter to all people; providing a safe environment; and promoting programs that encourage human development and cultural opportunities. The City continues to expand the economic base by attracting new businesses and industries to San Antonio and by encouraging the expansion of existing businesses. This objective is accomplished through the promotional efforts of the City’s Economic Development Department, the Economic Development Foundation, as well as the employment training services provided by organizations such as San Antonio Family Endeavors.

Key activities implemented in PY 2010 to reduce the number of persons living below the poverty level through the use of the City’s HUD entitlement funding included the City’s Empowerment Zone Outreach and Technical Assistance Program and the Operation Facelift Façade Rehabilitation Program. For more detail regarding these programs and ways they assist in reducing the number of persons living below the poverty level, please refer to page 36 of this document.

Leveraging Resources

The City of San Antonio has leveraged over \$19.2M for Program Year 2010.

Program	Fund Source	Amount	Anticipated Units	Leveraged
First-Time Homebuyer	HOME	\$1,225,000	54	\$3,140,000
Housing Rehabilitation	HOME	1,055,601	114	11,276,849
Lead Based Paint Program	CDBG	1,636,845	139	4,873,433
Total Federal Funded		\$3,917,446	307	\$19,290,282

Source from PY 2010 Action Plan

Matching requirements

In 2010, the City exceeded the required HOME match of \$1,007,291 by \$48,428,601.

Match for PY 2010 CAPER		
Excess Match from PY 2009	49,404,385.34	
Match Contributed during PY 2010	31,507.44	
Total match available for current PY 2010		49,435,892.78
Match liability for current federal program year		1,007,291.21
Excess match carried over to next federal program year		\$48,428,601.57

For more detailed information, please refer to Appendix D.

Citizen Participation and Comments

The citizen participation process for the CAPER involves a public review and comment period of 15 days. A Public Notice was placed in the Express News, a newspaper of general circulation, on December 4, 2011. The report was made available for public review and comment beginning December 5, 2011 at the Office of Grants Monitoring and Administration located at 1400 S. Flores Street, San Antonio, Texas 78204.

The Office of Grants Monitoring and Administration recognizes that no comments are typically received regarding the CAPER during its period of public inspection. To increase the potential for public involvement and participation, the Office of Grants Monitoring and Administration pursued two new strategies. First, the CAPER was put on the City’s website for ease of viewership. Second, the public notice was published in the City’s Express News Newspaper on a Sunday, a day when more people receive and/or read the newspaper (readership of over 690,000). Although these additional methods were utilized to obtain public comment, no public comments were received.

Self-Evaluation

The City reaffirms its commitment to extend and strengthen partnerships among all levels of government and for-profit and non-profit organizations. To that end, Office of Grants Monitoring and Administration and the Department of Human Services are responsible for ensuring that CDBG, HOME, ESG, and HOPWA funds are used in accordance with all program requirements. In meeting this responsibility, the City’s monitoring efforts are directed toward program, financial, and regulatory performance and compliance.

Program Status

Entitlement programs activities including Recovery Act Programs and the Neighborhood Stabilization Program have been effective and are on schedule to meet their respective regulatory performance benchmarks and timeliness requirements for expenditures. The City continues to ensure long-term compliance with requirements of the programs involved, including Davis-Bacon, Section 504, Section 3, minority business outreach and the comprehensive planning requirements. Strict internal procedures

assist to ensure subrecipient contracts are completed prior to disbursements. The City has made progress in the timeliness of grant disbursements and completing draw-down requests.

Consolidated Plan Strategies

There were no amendments made to program objectives in the first year of the Five Year Consolidated Plan (2010-2014). The City made significant progress towards meeting the goals and objectives as outlined in the section entitled “Progress Assessment Towards Five-Year and One-Year Goals” beginning on page 4. The City will also consider amendments to the Five Year Consolidated Plan to address specific goals and objectives that do not appear to adequately represent planned strategies or have become obsolete due to changes on the federal level. An example is the goal of (ED4) – “Conducting outreach to businesses to take advantage of Empowerment Zone incentives.” The federal empowerment zone program will end effective December 31, 2011. The strategy was to effect 2,500 businesses through the Empowerment Zone Outreach and Technical Assistance program. Due to the elimination of the program, the City will be unable to meet its object of 2,500 businesses.

Another example is the goal “Provide capacity building to community-based organizations (CBO) in low- to moderate-income areas - (CSS4).” A strategy to meet this consolidated plan goal is to host a Community Development Summit over the next 5 years to provide capacity building opportunities for our community based organizations. In its place, The City of San Antonio is in the process of transitioning to a “Community Development Month” to discuss best practices in community development, improve the quality of community development projects, and connect with non-federal leveraging opportunities. The Community Development Month will be held in April 2012 and bring together San Antonio’s community development stakeholders to showcase how CDBG dollars have been utilized throughout the City.

Program Effectiveness

The City does recognize that it will need to accelerate several Consolidated Plan objective categories related to housing activities, accessibility, and Section 3 performance. The City also recognizes the need to allocated more funding to address the needs in the Dignowity Hill Neighborhood Revitalization Strategy Area as well as to reinforce its focus to fund the inner core of the Reinvestment Plan Area. Additional emphasize will be placed in future years to ensure the funding of projects and programs that will meet the community development challenges in these areas.

IDIS Cleanup Progression

The City has made significant progress during PY 2010 in reconciling its entitlement programs with HUD’s IDIS database (from FY 1994 to present). Reconciliation efforts were dedicated to the CDBG/HOME program income tracking, reporting, and disbursements. A number of HUD issued action items on previous CAPERS were resolved through ongoing communication with our federal partners. Additional IDIS training opportunities will be actively pursued in the next program year to ensure relevant City staff has the adequate IDIS resources.



Monitoring

Method and frequency of monitored activities

The City of San Antonio fulfills the monitoring requirements of the CDBG, HOME, HUD 108, NSP, and CDBG-R programs through monitoring activities conducted by the Monitoring Unit, Program Staff, and the Special Projects Division. Subrecipient monitoring is conducted in accordance with HUD regulations to ensure that each recipient operates in compliance with applicable Federal, State and Local regulations. All projects are closely monitored and technical assistance is provided to address or prevent non-compliance issues.

The Monitoring Unit monitors CDBG and HOME programs with the use of checklists created in accordance with HUD monitoring guidelines and local regulation. In 2010, the Monitoring Unit monitored approximately 200 CDBG and HOME projects. The Monitoring Unit uses a risk-based, monitoring process that provides intervention to the subrecipient early in the program.

In addition to the Monitoring Unit, Program staff conducts desk reviews on each project to ensure required reporting documentation is collected and maintained throughout the life of the project. Throughout the duration of the project, analysts perform site visits prior to, during, and/or after activity completion to ensure the scope of work detailed on the project has been met and the appropriate compliance requirements have been satisfied. Once the activity is completed, program staff performs a final closeout review to ensure compliance.

Program and monitoring staff monitor open projects for the following compliance areas:

Compliance Areas	
Records Maintenance	Client File Review
Project Eligibility and National Objectives	Federal Labor Standards
Financial Management	URA and Section 104(d)
Personnel	Participant Eligibility
Bids and Procurement	Property Eligibility
Environmental Review	Property Standards
Supplies and Equipment	Eligible Costs
Loan Processing and Servicing	Contractor Selection and Management
Resale/Recapture	Fair Housing
Written Agreements	Affirmative Marketing
Lead Based Paint	

The City maintains records of the oversight and monitoring of subrecipients, requiring each subrecipient to maintain its own records to facilitate the monitoring process and for public access. Records include program files, fiscal files, agency certification files, and monitoring files. These files contain information that substantiates that HUD monitoring guidelines and local requirements assessed.

Subrecipient records are available for public inspection for a period of approximately three to five years, depending on program requirements. These records include documentation indicating the basis for which assistance was provided or denied, compliance with federal and state statutory and program requirements.

Monitoring each subrecipient requires GMA to conduct both on-site monitoring and desk reviews to track the progress of the project and compliance with program requirements. Monitoring activities also provide:

- An initial assessment of the capacity and needs of each subrecipient or a pre-award site visit to check that conditions are as described in the potential subrecipient's funding application;
- Technical assistance to subrecipients upon the identification of potential non-compliance issues;
- A minimum of annual site visits and/or desk reviews for the Monitoring Unit, and annual site visits for Program Staff and the Special Projects Division to review all contract conditions, requirements, and procedures for requesting payments;
- Detailed explanation of ways to adjust program administration procedures when a subrecipient is experiencing difficulty.

Monitoring activities for ESG and HOPWA programs are completed by The Department of Human Services (DHS). DHS monitored six HOPWA programs and four ESG programs during 2011. The HOPWA programs included BEAT AID's Newly Empowered Women's Center; AARC's Housing Works and Transportation Program; SAAF's Transitional Housing, Tenant Based Rental Assistance, and Facility Based Housing programs. The ESG programs included Haven for Hope's Workforce and Benefits program, San Antonio Food Bank's Community Kitchen, CHCS's Prospect Court Yard, and SAMM's Residential program.



All delegate agencies funded through the City of San Antonio that provide services to the homeless population including individuals with HIV/AIDS, are monitored on a regular basis. Announced and unannounced site visits are made to each program throughout the year. Program reviews are conducted for each program periodically based on the level of funding, the size of the program and their performance during the year. All delegate agencies are required to submit a Contract Monthly Report to their contract monitor by the 5th of each month. It is reviewed to determine that contractual performance is maintained.

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**Community Development
Block Grant Program
(CDBG)**

Community Development Block Grant Program (CDBG)

Assessment of Relationship of CDBG Funds to Goals and Objectives

The Community Development Block Grant Program is an ongoing entitlement program whereby the City of San Antonio receives funding annually. CDBG funds are distributed to projects through a Consolidated Annual Action Plan process often funded over multiple years. This being the first CAPER for the 2010-2014 Consolidated Plan, IDIS still captures completed activities awarded in the previous 2005-2009 Consolidated Plan years.

The first Action Plan of the 2010-2014 Consolidated Plan provided specific actions to expand and preserve affordable housing, revitalize low and moderate income neighborhoods by expanding affordable housing opportunities, and promote fair housing choice. The plan also called for the provision of community and supportive services including the Continuum of Care for the homeless to low and moderate income persons and those with special needs. Programs promoted self-sufficiency, financial literacy, and wealth building. Outcomes from these actions resulted in an increase in the number of affordable housing units through rehabilitation construction, improved property values near areas of strategic investment in public infrastructure, expanded job opportunities to sustain neighborhoods, and provided for services to meet the needs of our underserved community.



Funding from this first action plan will continue to provide beneficiaries over the course of the next several years. Future action plans will begin to address those priority needs not yet fully addressed in the first year. The City of San Antonio will look to re-align plan goals by year three of the Consolidated Plan and recommend activities that will achieve those goals.

For additional detailed information regarding goals and objectives achieved through CDBG funds, please see “Progress Assessment Toward Five-Year and One-Year Goals” section of this document found beginning on page 4.

Distribution of CDBG Funds Among Housing Needs

In the Program Year 2010, \$848,884 in CDBG and \$163,583 in CDBG-R funds provided funding for the following housing objectives:

- Expand and preserve affordable housing through lead testing and abatement for single-family homes
- Increase number of substantially rehabilitated rental units to assist low- and moderate-income renter households
- Increase the number of minor repair for single family owner occupied units.

Activities Benefiting Low- and Moderate-Income Persons

The City continues to meet the Housing and Urban Development's minimum requirement that 70% of CDBG funds be used to benefit low and moderate income persons. In Program Year 2010, over 99% of the City's projects receiving CDBG funds benefited low- and moderate-income individuals, households, and areas. Remaining funds were used to eliminate slum or blight.

Changes in Program Objectives

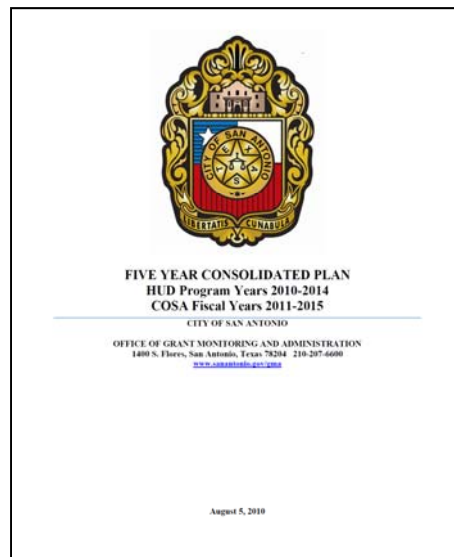
The City did not change the program objectives during the 2010 program year. After reviewing the accomplishments of the first year of the Consolidated Plan, there are a number of priority goals that need to be addressed in future Action Plans. In developing the Five Year Consolidated Plan Goals, the City anticipated entitlement funding levels to be stable. In 2010, the City of San Antonio has recognized that a decline in current funding levels is likely to occur over the next several years. The City may need to adjust plan goals to reflect the decline in entitlement funding.

Efforts to Follow the Consolidated Plan

The City of San Antonio certifies that after HUD approved the 2010 Annual Action Plan, the City utilized federal funds along with program income to carry out the programs and activities identified in the Consolidated Plan. The City of San Antonio pursued all resources indicated in the Consolidated Plan. The City, in addition to the formula grants received by HUD, utilized federal and local funds for the priorities outlined in the Consolidated Plan including: Section 108 funds, Neighborhood Stabilization Program funds, and Community Development Block Grant Recovery funds.

The City did not obstruct Consolidated Plan implementation by action or willful inaction. Projects and activities identified in the Consolidated Plan have been or are being carried out in a timely manner in order to effectively serve the community.

During the 2010 Program Year, various non-profit agencies submitted to the City of San Antonio requests for certifications of consistency with the Consolidated Plan. The City will continue to support any future requests in a fair and impartial manner. Reviews for consistency with the Consolidated Plan were based on the description of the proposed project.



Use of Funds for National Objectives

The use of CDBG funds must meet one of three national objectives: benefiting low and moderate-income persons, preventing or eliminating slums or blight, and meeting urgent needs. All CDBG funds allocated by the City in Program Year 2010 were used to benefit low and moderate-income persons or to eliminate slum or blight. The City of San Antonio will continue to support only those applications that meet one of the three national objectives.

Displacement Resulting From CDBG-Assisted Activities

One activity triggered URA and Section 104(d) requirements during PY 2010. The Rental Rehabilitation Program provided CDBG funding to the Guild Park Apartment Complex rehabilitating one hundred and fourteen (114) affordable units of which eight (8) were newly created ADA accessible units for tenant identified with disabilities.

The rehabilitation was performed in phases to reduce the displacement impact to residents. A two phase temporary relocation will be completed on fifty-two (52) and sixty-two (62) units respectively. Rehabilitation is scheduled to take approximately twelve (12) to fifteen (15) months. Completing temporary tenant relocation will not exceed 180 days per unit. The project commenced implementation the second quarter of PY 2010 with all relocation costs either incurred by the owner by directly or by reimbursement of resident expenditures. Residents were provided multiple notices per URA and Section 104(d) requirements informing them of the intended rehabilitation and subsequent moves. A part-time relocation specialist was assigned to the project by the developer to address the relocation process.

Low/Mod Job Activities

During the reporting period, there were no economic development activities undertaken where jobs were made available but not taken by low- and moderate-income persons. In meeting the national objective of low/moderate job activities, the City is committed to ensuring that first consideration is given to low/mod persons. Each funded activity is required to list by job title, all of the permanent jobs created or retained and those that were made available to low/mod persons. Additionally, a plan of action is required of those jobs requiring special skill, work experience, or education.

CDBG Limited Clientele Activities

All activities undertaken during 2010 served documented low-income clientele or served clientele who are generally presumed to be low-income (i.e. abused children, battered spouses, elderly persons, severely disabled, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers). When determining a project's eligibility, the Office of Grants Monitoring and Administration assesses whether a limited clientele activity can best be considered and made eligible under the Direct Benefit category, the Presumed Benefit category, or the Nature and Location Category.

Nature and Location Activities

Under the nature and location test, the City funds recreational activities provided by the City's Parks and Recreation Department, Boys and Girls Club of San Antonio, and Communities in Schools. These activities are provided at various locations throughout the City's low-income areas and were identified to HUD with specific geographic boundaries supporting the claim of benefit to a limited clientele composed of low- and moderate-income persons. Statistically, the clientele is low and moderate income. The type of activity and its location leads to the conclusion that lower income people are the primary beneficiaries.

Program Income

The City of San Antonio received \$317,356 of program income from loan repayments under its Single-Family Owner-Occupied Housing Rehabilitation/Reconstruction Program. These loan repayments were returned to the CDBG program for future CDBG-eligible activities.

Loans and Other Receivables

The City does not currently have any revolving loan funds or float-funded activities.

Expenditures in the amount of \$1,105,288 were disallowed during PY 2010. The disallowed expenditures were reported during multiple program years. These disallowed costs will be reimbursed to HUD in three payments. In PY 2010, \$500,000 has been returned to the CDBG line of credit.

During PY 2010 two projects went into notice of default funded with CDBG loans totaling \$1,705,000. Below is a summary of the loans in default.

Loans in Default		
Project Name	Loan Amount	Loan Balance
New Light Village - 3110 E. Commerce	\$1,555,000	\$1,555,000
Suncrest Hills Apartments - 5470 W. Military Dr	\$150,000	\$150,000

HUD-Approved Neighborhood Revitalization Strategy Areas

NRSA

The City of San Antonio's 2010-2014 Consolidated Plan identified the Dignowity Hill Neighborhood as a Neighborhood Revitalization Strategy Area (NRSA). During Program Year 2010, progress was made towards established benchmarks in the NRSA. CDBG funds provided for non-residential historic preservation of the Myra Davis Hemmings Resource Center. Also, CDBG funds were utilized for facility improvements at the Ella Austin Community Center, which provides services to residents of the area such as senior supportive services, child care, income tax preparation, short term emergency assistance to persons facing a sudden unexpected crisis.

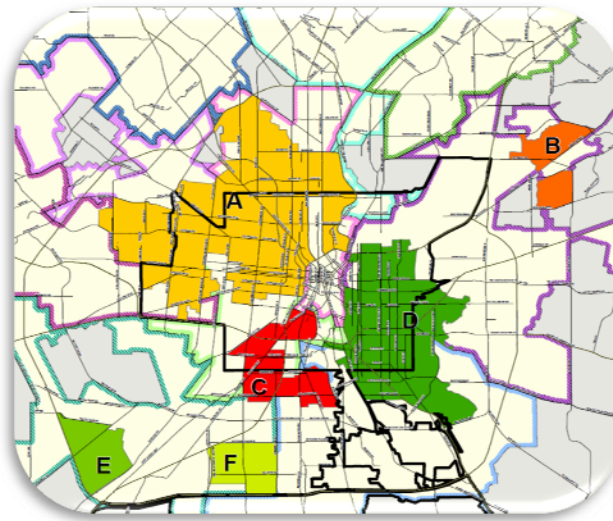
Improvements to both Ella Austin Community Center and Myra Davis Hemmings Resource Center enhance the community and highlight the historic character of the Dignowity Hill Neighborhood.



NSP Target Areas

The City of San Antonio received a Neighborhood Stabilization Program (NSP 1) allocation of \$8,635,899 authorized under the Housing and Economic Recovery Act of 2008. Six (6) NSP Target Areas were calculated based on the single family and multi-family foreclosures densities, vacant, and blighted areas.

Targeted NSP Areas



The City of San Antonio has addressed foreclosures, vacancy, and blight through the following NSP activities.

Neighborhood Stabilization Program Activities Through PY 2010			
Activity	Expended	Completed Units	Comments
Single Family Acquisition Rehabilitation and Resale	\$2,523,630	12	25 units acquired; 24 have been rehabilitated and 12 units re-sold
Construction Loan Guarantees	\$132,950	1	3 loan guarantees have been funded and 1 unit has been constructed
Multifamily Acquisition and Rehabilitation	\$2,517,837	43	Gillette Square Apartments
Multifamily Redevelopment	\$2,500,000	446	Sutton Oaks Apartments 194 units and Cevallos Lofts 252 units
Down Payment Assistance	\$30,625	3	3 homebuyers were assisted with NSP down payment assistance funds
Administration	\$315,806	N/A	Compliance, monitoring, loan servicing, and general administration of the Neighborhood Stabilization Program

To-date the City of San Antonio has expended over \$8M (92%) and obligated 100% of NSP funds by the obligation deadline of September 9, 2010. The City has until July 31, 2013 to expend all NSP funding.

Single Family Acquisition, Rehabilitation and Resale (SF-ARR) Program

The City of San Antonio has entered into agreements with four (4) affordable housing partners to acquire, rehabilitate, and resale twenty-five (25) foreclosed single family residential properties. The program is designed to address residential foreclosure needs in our targeted areas. \$2.5M has been expended in the first round of acquisitions and 12 homes have been completed through the resale process. The program has collected approximately \$870,000 in program income from the sale of the initial 12 homes and the remaining 13 homes will also be utilized for a second round of single family acquisition, rehabilitation and resale in our targeted areas.



Tierra Del Sol Construction Loan Guarantees

Three (3) construction loans guarantees have been executed and funded in the amount of \$132,950 in NSP funds to support the Tierra Del Sol single family development. To-date one construction loan guarantee has resulted in the construction of one affordable home. Upon the sale, construction will begin on the two remaining homes.

Multifamily Acquisition and Rehabilitation

The Gillette Square Apartment complex was a foreclosed 44 unit property located in Target Area F. \$2,517,838 in NSP funds have been expended to the acquisition and rehabilitation the apartment complex. This project assisted in meeting the NSP required 25% set aside by leasing to households at or below 50% of Area Median Income (AMI). The remaining three units are leased to households at or below 120% of AMI. The project was completed in December 2010 and is fully leased. The City of San Antonio has received loan repayments through the end of PY 2010 in the amount \$57,915 as NSP Program Income to be utilized for other NSP eligible activities.

Multi-family Redevelopment

The City of San Antonio has funded two multi-family redevelopment projects with the Sutton Oak Redevelopment and the Cevallos Lofts Redevelopment.

Sutton Oaks – Target Area D

\$1,500,000 in NSP funds were utilized on the first phase of the Sutton Oaks project which includes 194 one, two, three, and four bedroom units located throughout eight residential buildings. 186 units are reserved for persons at or below 80% Area Median Income (AMI) with 75 units reserved for households at or below 50% of AMI. The project was completed in December 2010 and is fully leased.

Cevallos Lofts – Target Area C

\$1,000,000 in NSP funds were utilized for the 252 Cevallos Lofts multi-family new construction project. The project is near completion of the development and is estimated to complete construction in December 2011. The project will comprise of 63 affordable units for persons at or below 50% AMI.



Down Payment Assistance

The City of San Antonio has implemented the Homebuyer Assistance Program (HAP) to support the Single Family Acquisition Rehabilitation and Resale program. The program provides up to 5% in down payment assistance plus eligible closing costs to homebuyers of NSP properties. The program has assisted three (3) homebuyers through the end of PY 2010.

Actions to Reduce Persons Living Below Poverty

The City of San Antonio is committed to reducing persons living below the poverty level and to help its residents achieve a higher quality of life. In Program Year 2010, the City provided funding to several programs to assist in this endeavor.

Employment Training

In Program Year 2010, CDBG funding was utilized to provide employment training to 33 individuals at San Antonio Family Endeavors Fairweather Lodge. Fairweather Lodge provides comprehensive, effective, and innovative services that empower people to build better lives for themselves, their families and their communities through employment training, independent living skills training and other services.

Childcare Assistance

In Program Year 2010, CDBG funds were utilized to provide childcare assistance to low-income families in an effort to reduce the number of persons living below poverty. San Antonio Family Endeavors School Readiness Program provided childcare assistance to 60 children from low-income families in Program Year 2010.

Empowerment Zone

San Antonio was one of eight cities throughout the country designated a Round III Empowerment Zone (EZ) by the U.S. Department of Housing and Urban Development. This designation allows businesses to receive wage credits, deductions, capital gains incentives, and bond financing to help

stimulate investment and job creation in targeted areas of the City through December 2009. In addition, the EZ designation provides the City priority in funding health, education, and human services through the federal government. To be eligible for the EZ program incentives (with the exception of the Welfare-to-Work and Work Opportunity Tax Credit and Brownfields cleanup cost deduction) a business must locate in the Empowerment Zone. CDBG funds are used to provide technical assistance to businesses interested in locating in the Empowerment Zone or using to the Empowerment Zone incentives.

Inner City Reinvestment Infill Policy

Through the ICRIP, the City of San Antonio promotes growth and development in the heart of the City, specifically in areas that are currently serviced by public infrastructure and transit, but underserved by residential and commercial real estate markets. The intent of the Inner City Reinvestment Infill Policy is to coordinate public initiatives within targeted areas in order stimulate private investment in walkable urban communities that are the building blocks of a sustainable region. To accomplish the objectives of the ICRIP, the entire range of public incentives is made available under this policy, including regulatory, procedural, and financing incentives.

The benefits of a successful Reinvestment Policy accrue not only to targeted neighborhoods, but to the City as a whole. In addition to placing vacant properties back into productive activity, reinvestment reduces development pressure on sensitive agricultural and environmental land on the periphery of the City of San Antonio, and reduces the need to build new infrastructure by making more efficient use of existing infrastructure.

The goals of the Reinvestment Policy are:

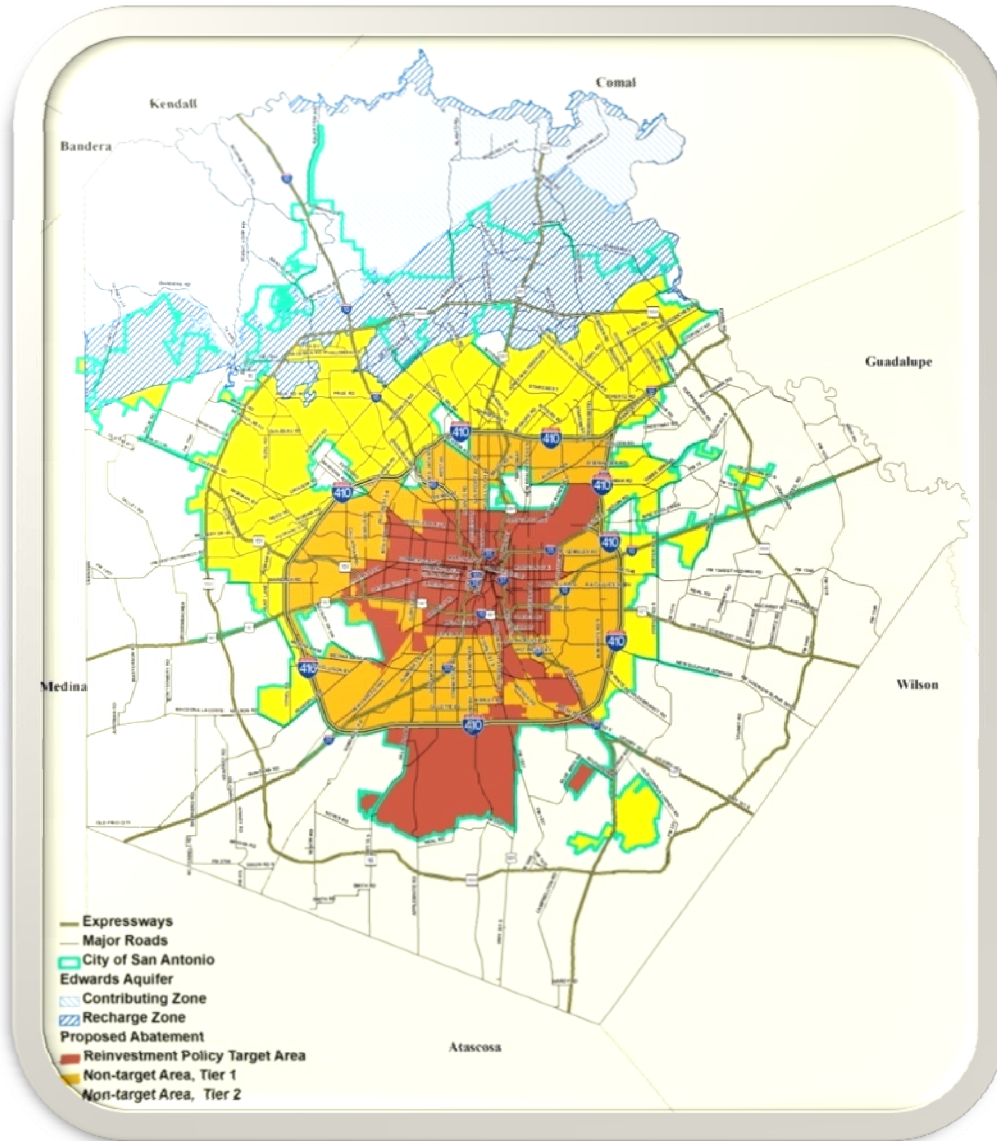
- Increase new development (housing and commercial) on vacant lots
- Increase redevelopment of underused buildings and sites
- Increase rehabilitation, upgrade, adaptive reuse of existing buildings
- Improve maintenance of existing buildings and sites
- Increase business recruitment and assistance

The core Reinvestment Policy Target Area follows an expanded version of the Community Revitalization Action Group boundaries (the area within the original 1940 city limits), and includes Reinvestment Plan Areas and City-initiated Tax Increment Reinvestment Zones designated within Loop 410.

Several incentives are available for project implementation in the inner city:

- No City fees are assessed within the Reinvestment Policy Target Area.
- All City incentive programs prioritize the Reinvestment Policy Target Area, including Tax Abatements, Economic Development Infrastructure Fund, CDBG / HOME, Weatherization Program, and others.
- Center City Reinvestment Team provides oversight and serves as single point of contact to facilitate project development and permitting.

Reinvestment Policy Target Area



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**HOME Investment
Partnership Program
(HOME)**

HOME Investment Partnership Program (HOME)

Assessment of Relationship of HOME Funds to Goals and Objectives

During PY 2010, HOME funds were distributed among different categories of housing needs identified in the HUD-approved Consolidated Plan.

Rehabilitation of Rental Units: HOME funds were awarded to the City’s Rental Rehabilitation Program which is administered by the Planning and Community Development Department. Activities that were funded with prior year HOME funds are underway and the table below demonstrates the City’s allocation for future projects.

Tenant Based Rental Assistance: The City of San Antonio did not allocate HOME funds to Tenant-Based Rental Assistance activities in Program Year 2010.

Homeowner Assistance: Homeowner assistance is provided by three separate programs: Owner-Occupied Housing Rehabilitation/Reconstruction, New Construction of First-Time Homebuyer Housing and Down Payment and Closing Costs assistance to low-income homebuyers.

HOME Projects	Funded in PY 2010
First -Time Homebuyer Program	
Habitat for Humanity - Coleman Ridge I (CHDO)	600,000.00
Neighborhood Housing Services – Foster Acres (CHDO)	225,000.00
San Antonio Alternative Housing Corp. (CHDO)	400,000.00
City of San Antonio HIP Program	\$700,000.00
Total First-Time Homebuyer	\$1,925,000
Housing Rehabilitation Program	
City of San Antonio Rental Rehab Program	1,055,601.79
City of San Antonio Owner Occupied Rehab/Recon	1,800,000.00
Total Housing Rehabilitation	\$2,855,601.79
Multi-Family Rental New Construction	
The Terrace at Haven for Hope Apts	\$700,000.00
To Be Determined	\$1,600,000.00
Total Multi-Family New Construction	\$2,300,000.00

HOME Match

In 2010, the City of San Antonio exceeded the required HOME match of \$1,007,291 by \$48,428,601.

Program Year 2010	
1. Excess Match from PY 2009	49,404,385.34
2. Match Contributed during current Program Year	31,507.44
3. Total match available for current federal Program Year (line 1 + line 2)	49,435,892.78
4. Match liability for current federal program year	1,007,291.21
5. Excess match carried over to next federal program year (line 3 + line 4)	\$48,428,601.57

For more detailed information, please refer to Appendix D.

Outreach to Section 3 and Minority and Women-Owned Business

In accordance with 24 CFR 92.351 (b), concerning minority and women-owned business enterprises, The City’s Office of Grants Monitoring and Administration (GMA) directs HOME funding recipients to include, to the maximum extent feasible, the use of such enterprises in providing supplies, professional and construction services in conjunction with HOME-assisted projects. In order to maintain statistical data on the solicitation and participation of minority and women owned business enterprises on CDBG and HOME-assisted projects, GMA requires subrecipients to identify contract opportunities that have been awarded to minority and women owned business. The San Antonio City Attorneys’ Office has incorporated language into subrecipient contracts which detail the required regulatory outreach to minority regulatory compliance. The City of San Antonio also adheres to the Section 3 requirements as a means of providing economic and employment opportunities to low-income persons.

The City of San Antonio’s Economic Development Department’s Small Business Economic Development Advocacy (SBEDA) Office maintains a list of eligible MBE/WBE businesses. On June 17, 2010, San Antonio’s City Council amended its Small Business Economic Development Advocacy Ordinance to establish a Small Minority Women Business Enterprise (S/M/WBE) Policy to remedy the ongoing effects of marketplace discrimination that the City of San Antonio. The efforts established in the Ordinance were designed to promote greater availability, capacity development, and contract participation by S/M/WBEs in City of San Antonio contracts.



GMA also requests that subrecipients direct jobs, training, and contracting opportunities to businesses owned by, or employing low and very low income residents. CDBG and HOME subrecipients are encouraged to provide bidding opportunities to Section 3 certified firms through the use of Section 3

Utilization Plans. Subrecipients are also encouraged to request the general and sub-contractors working on a CDBG and HOME assisted project to hire low income persons within the project area if there are job openings due to the project’s construction. CDBG and HOME subrecipients are required by GMA to report on their activities in attempting to employ Section 3 firms or individual workers.

The total numbers of MBE/WBE/Section 3 firms used on entitlement activities in PY 2010 are as follows:

2010 CAPER M/WBE & Section 3 Participation		
	Contract Amount Awarded	Number of businesses
Minority Business Enterprise	\$5,195,504	45
Women Business Enterprise	\$685,972	13
Section 3 Certified Businesses	\$2,334,000	1

One of the barriers to utilizing more complete use of Section 3 certified contractors is the shortage of Section 3 Certified firms. The Office of Grants Monitoring and Administration has attempted to expand the program by focusing efforts on outreach, education, and certification. The City is currently evaluating its Section 3 Policy with a study of best practices by conducting a comprehensive comparative analysis on successful Section 3 Programs from around the country. Until the completion of the comparative analysis, the City maintains its current program. To-date (cumulative over several years) the City has issued a total of six (6) Section 3 Businesses Certifications and has forty-two (42) Section 3 Individuals.

One of the barriers to more complete use of Section 3 and/or MBE/WBE certified construction workers in the City’s projects is the shortage of certified firms. To correct this shortfall, the Office of Grants Monitoring and Administration has created reporting tools to administer MBE/WBE and Section 3 programs. The Special Projects Division has revised its Section 3 Policy to incorporate a program based on a four cornerstone approach to implementing the program: Certification, Utilization, Compliance, and Reporting. The Special Projects Division monitors projects to determine their compliance efforts in promoting the use of Section 3 and minority and women-owned business enterprises.

GMA continues to work closely with CDBG and HOME subrecipients to ensure these actions are carried out. GMA staff consults in person with each CDBG and HOME subrecipient as needed after grant award and explains the obligations of these HUD sourced dollars. In providing this technical assistance, the subrecipient continually advised of fair housing and affirmative marketing requirements.

Project Inspection and Monitoring (Assessments)

The project owner is ultimately responsible for the ongoing compliance of HOME program regulations and standards during the period of affordability. Hiring a management agent or onsite manager does not relieve the owner of this responsibility. The Office of Grants Monitoring and Administration (GMA) Monitoring staff monitor HOME Rental projects throughout the affordability period to

determine compliance with HOME property standards (24 CFR Part 92) and to verify information submitted by the owners in accordance with the requirements (24 CFR Part 92). Onsite inspections are completed for a sample of units to verify compliance with housing quality standards. Non-compliant units are repaired by the owner and follow-up inspections are made.

CDBG rental rehabilitation projects are subject to annual desk reviews to ensure ongoing compliance with CDBG regulations involving tenant income eligibility/certification, rents charged, and adherence to affordability. These monitoring activities are performed by GMA Monitoring staff.

Physical Inspections

A pilot program was established for program year 2009 to provide physical inspections of multi-family projects that the City has supported through HOME funds. GMA Monitoring staff coordinated the Annual Multi-Family Project Monitoring with the Code Compliance Enforcement Division. Code Compliance worked with Multi-Family complexes to ensure minimum City codes and housing standards, along with HUD housing quality standards were met.



In program year 2010, Code Compliance inspected 161 units. Out of the 161 units inspected, all units passed inspection. During the inspection, members of the Code Compliance Enforcement Division inspected buildings, grounds, and 15% of the HOME units to ensure that the projects/properties are maintained in accordance with standards.

Owner Physical Inspections

GMA requires that owners of HOME assisted units are in compliance with program regulations by maintaining records demonstrating compliance. GMA requires that each HOME assisted unit be inspected annually by the owner or the owner's representative, and that the individual completing the inspections be knowledgeable of the required property standards as set forth in program regulations. The owner must make available all inspection records to GMA Monitoring staff upon request. GMA's on-site inspections revealed that the projects inspected were determined to be in compliance with applicable regulations/policies.

Tenant Eligibility/File Audits

GMA Monitoring staff will review a pre-determined sample of tenant files at each scheduled site visit for tenants occupying HOME-assisted units per HOME requirements (24 CFR Part 92). Guidance provided for the implementation of the standards in Part 5 are outlined in HUD Handbook 4350.3 REV-1. Owners are required by GMA to establish initial and ongoing tenant eligibility using the guidance found in Handbook 4350.3 REV-1, in combination with HUD's published annual income limits.

Americans with Disabilities Act (ADA) and Affirmative Fair Housing Marketing (AFHM) Plans

In PY 2010, the City made a concerted effort to provide physical inspections and technical assistance, through the City of San Antonio's Fair Housing Division, for compliance with the Americans with Disabilities Act (ADA) and the submitted Affirmative Fair Housing Marketing (AFHM) Plans. The Fair Housing Division visits HOME and CDBG multi-family projects to inspect ADA designated units and common areas for ADA compliance with building codes. The division also reviews AFHM Plans

for compliance with HUD regulations. In program year 2010, the Fair Housing Division inspected 33 multi-family projects.

Program Income

The City expended a total of \$1,202,569 in HOME program income in PY 2010 on two Rental Rehabilitation projects. \$467,231 was expended for the Montabella Pointe Apartments (IDIS #6833) and \$735,338 on the Guild Park Apartments (IDIS #7141).

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Emergency Shelter Grant (ESG)

Emergency Shelter Grant

Assessment of Relationship of ESG funds to Goals and Objectives

In addressing the Consolidated Plan and the Continuum of Care strategic plans, the City of San Antonio provided funding (both ESG and non-ESG) for essential services and operations to local emergency shelters and transitional housing facilities. The facilities provide shelter and services to homeless families with children, single parents with children, single men and women, victims of domestic violence and sexual abuse, homeless veterans, and the population living on the street.

The Mission of South Alamo Regional Alliance for the Homeless (SARAH) is committed to the belief that people everywhere should have three meals a day and safe affordable housing to nourish and shelter their bodies, education and culture to feed their minds, and dignity, equality and justice to free their spirits. Therefore, the purpose of SARAH is to plan and promote efficient and effective approaches to the delivery of services to homeless people and those at risk of becoming homeless in San Antonio and Bexar County. SARAH is guided by the principle of self-direction, holding that individuals should be empowered to act and care for themselves, and recognizing the unique potential of all people. SARAH also serves as the local Continuum of Care for Bexar County. During the summer of 2009, the South Alamo Regional Alliance for the Homeless (SARAH) realigned their sub committees to meet the changing needs of the Bexar County homeless community. The following is a list of the newly formed sub committees and their tasks:

Project Review and Selection will administer the process of rating and ranking HUD applicants. This subcommittee will ensure an objective and fair process is followed that involves non-profit organizations.

Discharge Protocols works with state and local governments so that persons leaving foster care, criminal justice, health care and mental health services are not discharged directly into homelessness but are assisted in finding appropriate permanent housing. Progress was made in several discharge protocols such as housing service providers for youth aging out of foster care have been identified; a Juvenile Justice Team (legal assistance) is available to assist youth who have been denied benefits and coordination with area hospitals and other institutions regarding improved processes since Haven for Hope opened.

Point In Time (PIT) Count spearheads planning and implementing the annual point-in-time count of sheltered and unsheltered homeless individuals. The committee would cover both accuracy of the count and involvement of volunteers and providers during the last week in January of every year.

Monitoring/APR Review provides on-going follow-up with grantees to make sure they are successful in achieving the intended program outcomes. The Continuum of Care (CoC) is expected to both review APRs of grantees in the CoC and do on-site and remote monitoring of grantee activity.

Homeless Management Information System (HMIS) reviews all aspects of HMIS including: maximizing participation by homeless services providers, training in use of HMIS, developing agreements between HMIS provider and CoC, and using HMIS data to better serve homeless people.

Chronic Homeless Planning addresses HUD’s goal of ending chronic homelessness. It addresses creating new beds for chronically homeless individuals, coordinating service delivery, establishing ‘housing first’ programs, and follow-up to ensure that those chronically homeless people placed in housing are able to maintain the housing. This past year, the committee focused on creating a street newspaper that targeted the challenges that the chronically homeless face. The Street Speak SA newspaper is distributed quarterly.

Regional Groups This subcommittee will work with the Texas Homeless Network as needed to address homeless issues. The sub committee’s efforts will enhance actions to address emergency shelter and transitional housing needs of the homeless population served in the San Antonio area.

Using non-ESG funds, the City of San Antonio contracted with Texas Rio Grand Legal Aid (TRLA) to provide legal services for the homeless, low income individuals and families. In addition, they received a new grant allowing them to service homeless youth.

PY 2010 Emergency Shelter Funds		
Organization	Activity	Funding Level
San Antonio Metropolitan Ministries	Operations	150,000
Center for Health Care Services	Essential Services	45,000
San Antonio Food Bank	Essential Services	136,990
Haven for Hope	Essential Services	135,000
City of San Antonio	Essential and Prevention Services	142,458
City of San Antonio	Administration	32,076

In PY 2010, \$641,524 in ESG funding was awarded to the Department of Human Services (DHS). The City of San Antonio subcontracted with four outside agencies including:

Haven for Hope (HfH) whose mission is dedicated to transforming the lives of homeless men, women and children by addressing the root causes of homelessness through education, job training and behavioral health services. HfH along with non-profit partners provides two weeks of workforce readiness classes which will follow job coaching to allow for job placement.

San Antonio Metropolitan Ministries (SAMM) whose mission is to provide shelter to the homeless individuals at Haven for Hope. The residential services include a male dormitory, female dormitory and family dormitory.

San Antonio Food Bank (SAFB) whose mission is to fight hunger by food distribution, education programs and advocacy. SAFB provided three meals per day seven days per week as well as Job (Culinary) Training for the residents at HfH.

The Center for Health Care Services (CHCS) mission is to operate the Prospects Courtyard (PCY) shelter for the chronically homeless individuals in a safe environment.

Matching Resources

As shown in the table below, each agency is required to match dollar-for-dollar the amount they are awarded. COSA used a portion of the ESG funds, which were matched using COSA general funds and money from the housing trust, to provide utility, rental and mortgage assistance to eligible households in the community.

Agency	Match	Match Type
Center for Health Care Services	\$45,000	Staff Salaries
San Antonio Food Bank	\$136,990	Food
SAMM	\$150,000	Staff Salaries
Department of Human Services	\$174,534	Project Warm (utilities)
Haven for Hope	\$135,000	Staff Salaries

Activity and Beneficiary Data

Measures	Dept. of Human Services	Haven for Hope	San Antonio Metropolitan Ministries	San Antonio Food Bank	Center for Health Care Services
Yearly Number of People Served	1,034	912	2,181	2,181	4955
Adults	460	912	1,714	1,714	4955
Children under 18 years of age	574	0	467	467	0
Annual Number Served	1,034	912	2,181	2,181	4955
Race/Ethnicity					
White	591	674	1,634	1,634	3875
Black/African American	113	211	456	456	874
Asian	9	0	3	3	13
American Indian/Alaskan Native	0	9	21	21	20
Native Hawaiian/Other Pacific Islander	0	1	2	2	26
American Indian/Alaskan Native & White	0	2	0	0	12
American Indian/Alaskan Native & Black African American	0	0	0	0	1
Other Multi-Racial	1	15	65	65	134
Total	714	912	2181	2181	4955
Sex					
Adult Male	184	526	984	984	3953
Adult Female	280	386	491	491	1002
Number of Family's Served	393	0	195	195	0
Number of Single Individuals Served	67	912	1476	1476	4955
Description of the Beneficiaries of the ESG project					
Chronically Homeless	0	258	434	434	493
Severely Mentally Ill	0	104	187	187	120
Chronic Substance Abuse	0	116	261	261	234
Other Disability	54	355	617	617	1112
Veterans	0	127	216	216	584
Persons with HIV/AIDS	0	5	14	14	37
Victims of Domestic Violence	0	0	0	0	0
Elderly	66	35	55	55	209

All of the subcontracted ESG agencies use the HMIS tracking system. The items automated in the HMIS system include, but are not limited to the following information on the clients they serve: Name, Date of Birth, SSN, Ethnicity & Race, Gender, Veteran Status, Residence Prior to Program Entry, Program Exit Date, Zip Code, Last Permanent Address, Disabling Condition, Services, Program Entry Date and the Program Exit Date. This automated program provides for an improved method of tracking and evaluating services provided.

The Dwyer Avenue Center/Overflow Shelter provided a valuable emergency shelter resource to accommodate women and children when other homeless shelters have reached capacity. However, the center closed in July 2010 and existing clients wishing to continue receiving services were transferred to the Haven for Hope Campus.

ESG Expenditure Chart						
	PY 2008		PY 2009		PY 2010	
	PLANNED	ACTUAL	PLANNED	ACTUAL	PLANNED	ACTUAL
Major Rehabilitation/ Renovation/Conversion	\$0	\$0	\$0	\$0	\$0	\$0
Homeless Prevention	180,866	180,866	98,458	98,458	192,332	0
Essential Services	21,105	8,237	44,000	0	0	0
Operations	406,463	406,463	466,990	390,880	416,720	0
Administration	32,032	32,032	32,076	25,432	32,055	0
TOTAL	\$640,466	\$627,598	\$641,524	\$514,770	\$641,107	\$0.00

Antipoverty Strategy

The Department of Human Services (DHS) serves as the primary human development agency for the City of San Antonio. DHS coordinates community-based human investment strategies designed to strengthen families, develop human capital into a competitive workforce and provide a community safety net. DHS also acts as a vehicle for collaboration between public and private organizations. This facilitation strives to leverage and maximize resources with the overarching goal of significantly improving the community's human development outcomes. In program year 2010, DHS invested over \$167 million in human development strategies. The DHS budget supports the City's strong commitment to improving the quality of life of residents and strengthening long-term economic potential in San Antonio through the development of human capital.

DHS supports human development efforts at all walks of life, from early childhood development and continuing through adult education and life-long learning. DHS engages these human development strategies primarily through early childhood education, after school challenge, youth development, educational scholarships, transitional employment/training, adult literacy services, and asset building/asset protection strategies.

The Department of Human Services (DHS) early childhood education goal is to provide quality and affordable childcare that will prepare children to enter school ready to succeed, and also to improve workforce participation. DHS offers the following programs for families in need of child care and after school care services.

The Head Start Division provides center based educational and family strengthening services that involves parents/guardians and the entire family. Currently, Head Start services are available throughout San Antonio and Bexar County to children three, four and five years of age. In 2011, 7,496 children participated in the Head Start program.

The After School Challenge Program developed partnerships with eight school districts and four delegate agencies to continue the After School Challenge Program in 129 Elementary and Middle Schools. The After School Challenge Program continues to provide activities, both educationally based and recreational, to youth at 129 school sites during the school year. Fees for the program are based on family income, family size and the number of children participating in the program. In 2011, 12,136 children participated in the After School Challenge program.

The Child Care Services Division of the City of San Antonio partners with Alamo Area Development Cooperation (AADC) to provide child care and provider management services for Bexar County, and 11 surrounding areas including: Atascosa, Bandera, Comal, Frio, Gillespie, Guadalupe, Karnes, Kendall, Kerr, Medina, and Wilson. This partnership enhances the delivery of services between urban and rural areas by utilizing the expertise and resources of the two partners. In 2011, 11,500 children participated in the CCS program.

The Seamless Child Care Program is a program which provides childcare services for families living in transitional housing or an emergency shelter. Child care services are available to these families to enable them to work, receive training or attend school in their effort to become self sufficient. In 2011, 196 children participated in the Seamless Child Care program.

Through the Family Assistance Division (FAD), DHS offers an Individual Development Account (IDA) for matched savings for low-moderate-income residents to instill the habit of savings, build assets, become first-time homebuyers, acquire an education, expand development of their micro business and gain reliable transportation to get to work. The Family Assistance Division provided free tax preparation to 34,217 individuals during the past year. \$61.7 million came back to the San Antonio community in the form of tax refunds.

The Family Assistance Division provides low-income families and individuals with emergency assistance and support to move toward better jobs and financial self-sufficiency. The FAD assists families with basic needs such as: utility assistance and rental assistance, along with supportive services, case management, and employment referral assistance to families of San Antonio and Bexar County. The FAD has assisted over 176,000 household members with resources, referrals and emergency assistance. The FAD also provides medical prescription assistance, personal care items and medical equipment.

The Senior Services Division (SSD) is committed to the enhancement of the social, psychological and physiological well being for senior citizens in San Antonio and Bexar County. The division offers senior nutritional services, transportation to senior centers and medical appointments, and computer literacy training. Through 79 senior centers over 9,000 senior citizens were served 863,829 meals during the past year; 97,590 of those meals were delivered to homebound seniors. Eight of the senior centers provide comprehensive services that include a noon time meal, daily basic health screenings, exercise/dance classes, social activities, computer classes, and case management. Senior centers also provide monthly food commodities to low income seniors through the San Antonio Food Bank's

Project HOPE program. Senior Services serves as a clearinghouse on information and policies impacting seniors, also works to improve the quality of life for area seniors by coordinating with community agencies to plan for improved service delivery systems.

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Housing Opportunities for Persons with AIDS (HOPWA)



Housing Opportunities for Persons With AIDS (HOPWA) Program

Consolidated Annual Performance and Evaluation Report (CAPER) Measuring Performance Outcomes

OMB Number 2506-0133 (Expiration Date: 08/31/2011)

The HOPWA CAPER report for formula grantees provides annual information on program accomplishments in meeting the program's performance outcome measure: maintain housing stability; improve access to care; and reduce the risk of homelessness for low-income persons and their families living with HIV/AIDS. This information is also covered under the Consolidated Plan Management Process (CPMP) report and includes Narrative Responses and Performance Charts required under the Consolidated Planning Regulations. The public reporting burden for the collection of information is estimated to average 45 hours per manual response, or less if an automated data collection and retrieval system is in use, along with 68 hours for record keeping, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Grantees are required to report on the activities undertaken only, thus there may be components of these reporting requirements that may not be applicable. This agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless that collection displays a valid OMB control number.

Overview. The Consolidated Annual Performance and Evaluation Report (CAPER) provides annual performance reporting on client outputs and outcomes that enables an assessment of grantee performance in achieving the housing stability outcome measure. The CAPER, in conjunction with the Integrated Disbursement Information System (IDIS), fulfills statutory and regulatory program reporting requirements and provides the grantee and HUD with the necessary information to assess the overall program performance and accomplishments against planned goals and objectives

HOPWA formula grantees are required to submit a CAPER, and complete annual performance information for all activities undertaken during each program year in the IDIS, demonstrating coordination with other Consolidated Plan resources. HUD uses the CAPER and IDIS data to obtain essential information on grant activities, project sponsors, housing sites, units and households, and beneficiaries (which includes racial and ethnic data on program participants). The Consolidated Plan Management Process tool (CPMP) provides an optional tool to integrate the reporting of HOPWA specific activities with other planning and reporting on Consolidated Plan activities.

The revisions contained within this edition are designed to accomplish the following: (1) provide for an assessment of unmet need; (2) streamline reporting sources and uses of leveraged resources; (3) differentiate client outcomes for temporary/short-term and permanent facility-based assistance; (4) clarify indicators for short-term efforts and reducing the risk of homelessness; and (5) clarify indicators for Access to Care and Support for this special needs population. In addition, grantees are requested to comply with the Federal Funding Accountability and Transparency Act 2006 (Public Law 109-282) which requires federal grant recipients to provide general information for all entities (including subrecipients) receiving \$25,000+ in federal funds.

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PART 6: Certification of Continued Use for HOPWA Facility-Based Stewardship Units (Only)

Central Contractor Registration (CCR): *This is a new reporting requirement effective October 1, 2009.* The primary registrant database for the U.S. Federal Government; CCR collects, validates, stores, and disseminates data in support of agency acquisition missions, including Federal agency contract and assistance awards. Both current and potential federal government registrants are required to register in CCR in order to be awarded contracts by the federal government. Registrants must update or renew their registration at least once per year to maintain an active status. Although recipients of direct federal contracts and grant awards have been required to be registered with CCR since 2003, this requirement is now being extended to indirect recipients of federal funds with the passage of ARRA. Per ARRA (American Recovery and Reinvestment Act) and FFATA (Federal Funding Accountability and Transparency Act) federal regulations, all sub-grantees or subcontractors receiving federal grant awards or contracts must have a DUNS (Data Universal Numbering System) Number and be registered with the CCR (Central Contractor Registration).

Continued Use Periods. Grantees that use HOPWA funds for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for ten years for HOPWA-eligible beneficiaries. For the years in which grantees do not receive and expend HOPWA funding for these activities, the grantee must submit an Annual Certification of Continued Project Operation throughout the required use periods. This certification is included in Part 5 in CAPER.

Final Assembly of Report. After the entire report is assembled, please number each page sequentially.

Filing Requirements. Within 90 days of the completion of each program year, grantees must submit their completed CAPER to the CPD Director in the grantee's State or Local HUD Field Office, and to the HOPWA Program Office: Office of HIV/AIDS Housing, Room 7212, U.S. Department of Housing and Urban Development, 451 Seventh Street, SW, Washington, D.C. 20410.

Definitions: Facility-Based Housing Assistance: All HOPWA housing expenditures which provide support to facilities, including community residences, SRO dwellings, short-term or transitional facilities, project-based units, master leased units, scattered site units leased by the organization, and other housing facilities approved by HUD.

Grassroots Organization: An organization headquartered in the local community where it provides services; has a social services budget of \$300,000 or less annually; and six or fewer full-time equivalent employees. Local affiliates of national or larger organizations are not considered "grassroots."

Housing Assistance Total: The non-duplicated number of households receiving housing subsidies and residing in units of facilities that were dedicated to persons living with HIV/AIDS and their families that were supported with HOPWA or leveraged funds during this operating year.

In-kind Leveraged Resources: These involve additional types of support provided to assist HOPWA beneficiaries such as volunteer services, materials, use of equipment and building space. The actual value of the support can be the contribution of professional services, based on customary rates for this specialized support, or actual costs contributed from other leveraged resources. In determining a rate for the contribution of volunteer time and services, use the rate established in HUD notices, such as the rate of ten dollars per hour. The value of any donated material, equipment, building, or lease should be based on the fair market value at time of donation. Related documentation can be from recent bills of sales, advertised prices, appraisals, or other information for comparable property similarly situated.

Leveraged Funds: The amount of funds expended during the operating year from non-HOPWA federal, state, local, and private sources by grantees or sponsors in dedicating assistance to this client population. Leveraged funds or other assistance used directly in HOPWA program delivery.

Output: The number of units of housing or households that receive HOPWA housing assistance during the operating year.

Outcome: The HOPWA assisted households who have been enabled to establish or better maintain a stable living environment in housing that is safe, decent, and sanitary, (per the regulations at 24 CFR 574.310(b)) and to reduce the risks of homelessness, and improve access to HIV treatment and other health care and support. The goal that eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care by 2011.

Permanent Housing Placement: A supportive housing service that helps establish the household in the housing unit, including reasonable costs for security deposits not to exceed two months of rental costs).

Program Income: Gross income directly generated from the use of HOPWA funds, including repayments. See grant administration requirements on program income for state and local governments at 24 CFR 85.25, or for non-profits at 24 CFR 84.24.

Short-Term Rent, Mortgage and Utility Payments (STRMU): Subsidy or payments subject to the 21-week limited time period to prevent the homelessness of a household (e.g., HOPWA short-term rent, mortgage and utility payments).

Stewardship Units: Units developed, where HOPWA funds were used for acquisition, new construction and rehabilitation, but no longer receive operating subsidies. Report information for the units subject to the three-year use agreement if rehabilitation is non-substantial, and those subject to the ten-year use agreement if rehabilitation is substantial.

Tenant-Based Rental Assistance: (TBRA): An on-going rental housing subsidy for units leased by the client, where the amount is determined based in part on household income and rent costs. Project-based costs are considered facility-based expenditures.

Total by Type of Housing Assistance/Services: The non-duplicated households assisted in units by type of housing assistance dedicated to persons living with HIV/AIDS and their families or services provided that were supported with HOPWA and leveraged funds during the operating year

Housing Opportunities for Persons with AIDS (HOPWA) Consolidated Annual Performance and Evaluation Report - Measuring Performance Outcomes

OMB Number 2506-0133 (Expiration Date: 08/31/2011)

Part 1: Grantee Executive Summary

As applicable, complete the charts below followed by the submission of a written narrative to questions A through C, and the completion of Chart D. Chart 1 requests general grantee information and Chart 2 is to be completed for each organization selected or designated as a project sponsor, as defined by CFR 574.3. In Chart 3, indicate each subrecipient organization with a contract/agreement of \$25,000 or greater that assists grantees or project sponsors carrying out their activities. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

1. Grantee Information

HUD Grant Number TX H0-9-F0-005		Operating Year for this report From (mm/dd/yy) 10/1/10 To (mm/dd/yy) 9/30/11		
Grantee Name City of San Antonio				
Business Address		P. O. Box 839966		
City, County, State, Zip		San Antonio	TX	782 83 Bexar
Employer Identification Number (EIN) or Tax Identification Number (TIN)		74-6002070		
DUN & Bradstreet Number (DUNS):		135909492	Central Contractor Registration (CCR): Is the grantee's CCR status currently active? (See pg 2 of instructions) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
*Congressional District of Business Address		N/A		
*Congressional District of Primary Service Area(s)		N/A		
*Zip Code(s) of Primary Service Area(s)		N/A		
City(ies) and County(ies) of Primary Service Area(s)		San Antonio, Texas	Bexar County	
Organization's Website Address www.sanantonio.gov		Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain in the narrative section how this list is administered.		
Have you prepared any evaluation report? <i>If so, please indicate its location on an Internet site (url) or attach copy.</i>				

2. Project Sponsor Information

In Chart 2, provide the following information for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3.

Project Sponsor Agency Name Alamo Area Resource Center		Parent Company Name, if applicable Same		
Name and Title of Contact at Project Sponsor Agency		Randy Hinkle, Program Manager		
Email Address		randyh@aarcsa.com		
Business Address		527 N. Leona, Bldg A, 3 rd Floor		
City, County, State, Zip,		San Antonio	Bexar County	Texas 78207
Phone Number (with area code)		210-358-9893		Fax Number (with area code) 210-358-9953
Employer Identification Number (EIN) or Tax Identification Number (TIN)		74-2583211		
DUN & Bradstreet Number (DUNs):		825117906		Central Contractor Registration (CCR): Is the sponsor's CCR status currently active? (See pg 2 of instructions) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Congressional District of Business Location of Sponsor		20		
Congressional District(s) of Primary Service Area(s)		20,21		
Zip Code(s) of Primary Service Area(s)		78002, 78023, 78069, 78070, 78073, 78101, 78108, 78109, 78112, 78114, 78121, 78123, 78124, 78130, 78132, 78133, 78148, 78150, 78152, 78154, 78155, 78160, 78161, 78163, 78201, 78202, 78203, 78204, 78205, 78206, 78207, 78208, 78209, 78210, 78211, 78212, 78213, 78214, 78215, 78216, 78217, 78218, 78219, 78220, 78221, 78222, 78223, 78224, 78225, 78226, 78227, 78228, 78229, 78230, 78231, 78232, 78233, 78234, 78235, 78236, 78237, 78239, 78240, 78241, 78242, 78243, 78244, 78245, 78247, 78248, 78249, 78250, 78251, 78252, 78253, 78254, 78255, 78256, 78257, 78258, 78259, 78260, 78261, 78262, 78263, 78264, 78266, 78284, 78285, 78286, 78623, 78638		
City(ies) and County(ies) of Primary Service Area(s)		San Antonio, Texas		Bexar, Comal, Wilson, Guadalupe
Total HOPWA contract amount for this Organization		\$284,037.00		
Organization's Website Address www.aarcsa.com		Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Is the sponsor a nonprofit organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input checked="" type="checkbox"/>		If yes, explain in the narrative section how this list is administered.		

2. Project Sponsor Information

In Chart 2, provide the following information for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3.

Project Sponsor Agency Name San Antonio Aids Foundation		Parent Company Name, if applicable Same		
Name and Title of Contact at Project Sponsor Agency		David Ewell, Executive Director		
Email Address		Dewell@txsaaf.org		
Business Address		818 E. Grayson		
City, County, State, Zip,		San Antonio	Bexar County	Texas 78208
Phone Number (with area code)		210-225-4715		Fax Number (with area code) 210-224-7730
Employer Identification Number (EIN) or Tax Identification Number (TIN)		74-2427853		
DUN & Bradstreet Number (DUNs):		199472507		Central Contractor Registration (CCR): Is the sponsor's CCR status currently active? (See pg 2 of instructions) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Congressional District of Business Location of Sponsor		20		
Congressional District(s) of Primary Service Area(s)		20,21,22,23		
Zip Code(s) of Primary Service Area(s)		78002, 78023, 78069, 78070, 78073, 78101, 78108, 78109, 78112, 78114, 78121, 78123, 78124, 78130, 78132, 78133, 78148, 78150, 78152, 78154, 78155, 78160, 78161, 78163, 78201, 78202, 78203, 78204, 78205, 78206, 78207, 78208, 78209, 78210, 78211, 78212, 78213, 78214, 78215, 78216, 78217, 78218, 78219, 78220, 78221, 78222, 78223, 78224, 78225, 78226, 78227, 78228, 78229, 78230, 78231, 78232, 78233, 78234, 78235, 78236, 78237, 78239, 78240, 78241, 78242, 78243, 78244, 78245, 78247, 78248, 78249, 78250, 78251, 78252, 78253, 78254, 78255, 78256, 78257, 78258, 78259, 78260, 78261, 78262, 78263, 78264, 78266, 78284, 78285, 78286, 78623, 78638		
City(ies) and County(ies) of Primary Service Area(s)		San Antonio, Texas		Bexar, Comal, Wilson, Guadalupe
Total HOPWA contract amount for this Organization		\$782,554.00		
Organization's Website Address www.txsaaf.org		Does your organization maintain a waiting list? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Is the sponsor a nonprofit organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input checked="" type="checkbox"/>		If yes, explain in the narrative section how this list is administered.		
		1) When a referral is made, initial info is gathered including medical problems and nursing needs. 2) Records are requested to be faxed for assessment by DoN (Janis); home or hospital visit may be made to determine if appropriate. 3) If appropriate, admitted based on order of need not in order of call. Only if no spaces are available will a wait list be generated and once space is available those clients will be brought in. Several reasons for a wait list include, but are not limited to, spaces not available due to level of care or need for isolation.		

2. Project Sponsor Information

In Chart 2, provide the following information for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3.

Project Sponsor Agency Name BEAT-AIDS Coalition Trust		Parent Company Name, if applicable Same		
Name and Title of Contact at Project Sponsor Agency		Michele M. Durham, Executive Director		
Email Address		mdurham@beataids.org		
Business Address		218 W. Cypress		
City, County, State, Zip,		San Antonio	Bexar County	Texas 78212
Phone Number (with area code)		210-212-2266	Fax Number (with area code) 210-271-3600	
Employer Identification Number (EIN) or Tax Identification Number (TIN)		74-2495767		
DUN & Bradstreet Number (DUNs):		825117906	Central Contractor Registration (CCR): Is the sponsor's CCR status currently active? (See pg 2 of instructions) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Congressional District of Business Location of Sponsor		26		
Congressional District(s) of Primary Service Area(s)		20,21		
Zip Code(s) of Primary Service Area(s)		78109,78202,78205,78208,78209,78210, 78218, 78223,78233		
City(ies) and County(ies) of Primary Service Area(s)		San Antonio, Texas	Bexar, Comal, Wilson, Guadalupe	
Total HOPWA contract amount for this Organization		\$58,509.15		
Organization's Website Address www.BeatAids.org Is the sponsor a nonprofit organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input checked="" type="checkbox"/>		Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain in the narrative section how this list is administered.		

3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

Subrecipient Name	N/A			Parent Company Name, if applicable	N/A
Name and Title of Contact at Subrecipient	N/A				
Email Address	N/A				
Business Address	N/A				
City, State, Zip, County	N/A	N/A	N/A	N/A	
Phone Number (with area code)	N/A			Fax Number (include area code)	N/A
Employer Identification Number (EIN) or Tax Identification Number (TIN)	N/A				
DUN & Bradstreet Number (DUNs):	N/A			Central Contractor Registration (CCR): if applicable. Is the subrecipient's CCR status currently active? (See pg 2 of instructions) <input type="checkbox"/> Yes <input type="checkbox"/> No	
North American Industry Classification System (NAICS) Code	N/A				
Congressional District of Location	N/A				
Congressional District of Primary Service Area	N/A				
Zip Code(s) of Primary Service Area(s)	N/A				
City (ies) and County (ies) of Primary Service Area(s)	N/A			N/A	
Total HOPWA Contract Amount	N/A				

A. Grantee and Community Overview

Provide a one to three page narrative summarizing major achievements and highlights that were proposed and completed during the program year. Include a brief description of the grant organization, area of service, the name(s) of the program contact(s), and an overview of the range/type of housing activities provided. This overview may be used for public information, including posting on HUD's website. *Note: Text fields are expandable.*

The City of San Antonio (COSA) was the entitlement recipient of HOPWA funds to provide services to include Bexar, Comal, Guadalupe and Wilson counties. During this Fiscal Year (FY) 2011 COSA funded three project sponsors including Alamo Area Resource Center (AARC), BEAT- AIDS Coalition Trust (BEAT – AIDS) and San Antonio AIDS Foundation (SAAF). The HOPWA program addressed the housing and social service needs of low-income persons living with HIV/AIDS and their family members.

The AARC Housing Works Project provided a housing resource database, housing locator service, and intensive case management to assist individuals and their families in locating and maintaining safe, affordable and appropriate housing. In FY 2011, AARC's goal was to serve 475 clients in locating affordable housing. However, they only served 430 clients with information on affordable housing. Since its inception, Randy Hinkle has overseen the operations of the Housing Works program as the Programs Manager.

In addition, BEAT - AIDS received HOPWA funds to rehabilitate a facility to operate as a transitional community living facility for females infected with HIV/AIDS. In December, BEAT – AIDS initiated the Newly Empowered Women's Shelter (NEW), program with the goal to serve 18 clients with transitional housing services. With the help of Ms. Michelle Durham as the Executive Director of the transitional program, the agency was able to serve 12 clients. In 2010, SAAF developed the Transitional Housing program to assist clients with HIV/AIDS or Transgender with up to 90 days of housing. The agency's goal was to serve 90 clients seeking to transition to permanent housing. In its first year, 87 clients that entered the program, 41 individuals transitioned to permanent housing.

Lastly, SAAF provided nursing/hospice care with support services to HIV positive individuals who can no longer care for themselves. The agency's goal was to serve 60 clients through their HIV/AIDS Facility Based Housing with Supportive Services Program. However, due to circumstances beyond their control, they were only able to provide services to 55 clients. In the same way, their Tenant-Based Rental Assistance (TBRA) program provided long-term rental assistance to HIV/AIDS individuals and their families that had limited or no income and at risk of becoming homeless. The program's purpose was to mitigate homelessness for 85 clients including their families. In that effort, 124 clients including their families received rental assistance through the program. The Executive Director, Mr. David Ewell, has provided the leadership, along with COSA, to address the various needs of the HIV/AIDS community.

B. Annual Performance under the Action Plan

Provide a narrative addressing each of the following four items:

1. Outputs Reported. Describe significant accomplishments or challenges in achieving the number of housing units supported and the number households assisted with HOPWA funds during this operating year compared to plans for this assistance, as approved in the Consolidated Plan/Action Plan. Describe how HOPWA funds were distributed during your program year among different categories of housing and geographic areas to address needs throughout the grant service area, consistent with approved plans.

In FY 2011, COSA partnered with other agencies to provide more housing units to the community with HIV/AIDS as identified in the Five Year Consolidated Plan. The Plan outlines housing and development needs for special populations in San Antonio along with the strategies to meet those needs within five years.

COSA's goal for FY 2011 was to mitigate homelessness by providing 60 HOPWA eligible clients with either permanent or transitional housing. In order to meet this goal, COSA contracted with SAAF to operate a 38-bed skilled nursing hospice facility. The HIV/AIDS Facility Based Housing with Supportive Services program was allocated \$308,547 to serve 55 clients and provided 6,157 skilled hospice days. The City allocated \$374,007 to the TBRA program which assisted 124 persons were placed in permanent housing. During the year, COSA allocated \$100,000 to SAAF to operate a new transitional housing program to address the lack of housing opportunities for individuals with HIV/AIDS. The transitional housing program served 87 individuals with 41 being placed in permanent housing.

A major challenge was that many clients with HIV/AIDS, due to previous circumstances, were not able to secure suitable housing. Therefore, to address this issue, COSA contracted with AARC to provide housing information through their housing works program. AARC developed a program called Housing Works to assist clients with HIV/AIDS to provide housing

information services and permanent housing placement. During this program year, AARC was allocated \$126,970 to serve 430 unduplicated clients with housing related issues. In addition, supportive services were provided through the Transportation Program which assisted individuals and family members with rides to medical and social service appointments. During the year, the agency was awarded \$157,361 to provide transportation services to 462 unduplicated clients.

Conversely, BEAT- AIDS received funding in the amount of \$50,000 for their NEW program to provide housing for women that have been diagnosed with HIV/AIDS. In addition, \$8,509.15 was carried forward from FY 2010 giving BEAT - AIDS a total of \$58,509.15 which allowed them to serve 12 women and provide 867 bed nights.

During the past year, COSA partnered with agencies that were addressing the housing and supportive services needs of the HIV/AIDS community. The HIV/AIDS agencies provided services to Bexar, Comal, Guadalupe and Wilson counties. HOPWA funds were distributed in three different categories which consisted of supportive services, transitional housing, and permanent housing.

Supportive services addressed the challenges that clients faced with maintaining stable housing. These funds play a vital role in the HIV/AIDS community by providing assistance to clients that do not have available transportation to medical appointments. AARC was the agency called upon to meet this need through their Transportation Program.

Transitional housing provides homeless individuals with HIV/AIDS the opportunity to move beyond their situation and transition into permanent housing. The clients achieve permanent housing by developing long term housing goals with their case manager.

Permanent housing funds served individuals with HIV/AIDS to maintain their permanent housing status through rental assistance for up to 30 months.

2. Outcomes Assessed. Assess program goals against actual client outcomes for achieving housing stability, reducing risks of homelessness, and improving access to care. If current year results are lower than the national program targets (80 percent of HOPWA clients maintain housing stability, avoid homelessness and access care), please describe the steps being taken to achieve the national outcome goal in next operating year.

In the Five Year Consolidated Plan, COSA’s objective is to serve 7,500 individuals by annually serving 1,500 individuals with maintaining housing, avoiding homelessness, and improving access to care through HOPWA funding. During COSA’s first year carrying out the plan, 1,170 individuals have been served. COSA’s plan to achieve the national average target of 80% is to provide more technical assistance to the agencies serving the HIV/AIDS community to increase the focus on bringing in new individuals currently not in care.

3. Coordination. Report on program coordination with other mainstream housing and supportive services resources, including the use of committed leveraging from other public and private sources that helped to address needs for eligible persons identified in the Consolidated Plan/Strategic Plan.

COSA collaborated with AARC and BEAT – AIDS to provide clients with HIV/AIDS services such as case management, utility assistance, and short and medium rental assistance through the Homelessness Prevention and Rapid Re-Housing (HPRP) funds. HPRP allows agencies to assist clients with outstanding utility bills and rent when a client is in danger of being evicted. In FY 2011, both agencies served 283 individuals from the HIV/AIDS community using HPRP funds.

4. Technical Assistance. Describe any program technical assistance needs and how they would benefit program beneficiaries. Is the following responding correctly to the previous sentence?)

Client income guidelines in the HUD desk guide need to more specific for case worker’s to correctly interpret HUD’s direction. Case workers would have a better understanding if guidelines were clearer, thus making it easier to identify eligible clients.

C. Barriers and Trends Overview

Provide narrative addressing items 1 through 3. Explain how barriers and trends affected your program’s ability to achieve the objectives and outcomes discussed in the previous section.

1. Describe any barriers (including regulatory and non-regulatory) encountered, actions taken in response to barriers, and recommendations for program improvement. Provide an explanation for each barrier selected.

<input type="checkbox"/> HOPWA/HUD Regulations	<input type="checkbox"/> Planning	<input checked="" type="checkbox"/> Housing Availability	<input type="checkbox"/> Rent Determination and Fair Market Rents
<input type="checkbox"/> Discrimination/Confidentiality	<input type="checkbox"/> Multiple Diagnoses	<input type="checkbox"/> Eligibility	<input type="checkbox"/> Technical Assistance or Training

<input checked="" type="checkbox"/> Supportive Services	<input type="checkbox"/> Credit History	<input checked="" type="checkbox"/> Rental History	<input type="checkbox"/> Criminal Justice History
<input checked="" type="checkbox"/> Housing Affordability	<input checked="" type="checkbox"/> Other, please explain further		

The lack of community coordination to maximize the potential of the Housing Works program and the lack of affordable housing stock are current barriers in locating housing for persons living with HIV/AIDS and their families. Several barriers attribute to the trend such as the low average monthly income of a household (currently \$674 for clients receiving SSI) and the inability to pay rent and other expenses. There are no specific funding sources that pay the required application fees, deposits, and in many instances, credit and background checks tend to prevail and prohibit attaining housing. Many of the clients have a poor credit history and are not able to secure and maintain employment. Funding cuts in core services such as skilled nursing facilities, medical, oral health care and other support services have become more prevalent and have attributed to many infected individuals going without medical and/or dental treatment. They also fail to get prescription support services, and if hospice care is needed, there are not enough facilities in the San Antonio Transitional Grant Area (TGA) region to accommodate the community. In addition, the job market in San Antonio has declined and it is difficult for clients to find work.

2. Describe any trends in the community that may affect the way in which the needs of persons living with HIV/AIDS are being addressed, and provide any other information important to the future provision of services to this population.

To address the communication within the community, all of the HOPWA project sponsors utilize the AIDS Regional Information and Evaluation System (ARIES); a shared system developed for the State of Texas (for Ryan White providers) and some California regions that have the ability to allow the project sponsors to track client housing needs. The project sponsors are a part of the implementation of the HMIS system. There is also a more concentrated effort on the part of project sponsors to locate and identify leasing agents, landlords, and property owners that are willing to waive the required fees and deposits, and work with those that may have credit and criminal issues. In addition, the project sponsors are working to build a stronger network with mental health agencies and correctional facilities to offer more client support services in those areas.

3. Identify any evaluations, studies, or other assessments of the HOPWA program that are available to the public.

As of August 2011, Bexar County's Department of Community Resource commissioned PROVADO The Group, Inc to perform a needs assessment study entitled 2011 – 2012 Comprehensive Needs Assessment report for the San Antonio TGA. The report focused on Early Identification of Individuals with HIV/AIDS (EEIHA) within six target populations. The six target populations consisted of Male Latinos, Males having Sex with Males (MSM), African Americans, Women of color, Late to care (per the Health Resources Services Administration definition), and Monolingual Spanish Speakers. The targeted minority groups, sub-populations and the TGA's major needs groups remain a significant focus of study for the planning area. The Planning Council is continuously challenged in identifying the changing needs of the People Living with HIV/AIDS (PLWHA) community in order to best facilitate access, engagement and retention in care for all those living with HIV/AIDS in the service area. This report offers a comprehensive look at the needs and barriers.

D. Unmet Housing Needs: An Assessment of Unmet Housing Needs

In Chart 1, provide an assessment of the number of HOPWA-eligible households that require housing assistance but are not currently served by HOPWA in this service area.

In Line 1, report the total unmet need of the geographical service area, as reported in *Unmet Needs for Persons with HIV/AIDS*, Table 1B of the Consolidated or Annual Plan(s), or as reported under HOPWA worksheet in the Needs Workbook of the Consolidated Planning Management Process (CPMP) tool. *Note: Report most current data available, through Consolidated or Annual Plan(s), and account for local housing issues, or changes in HIV/AIDS cases, by using combination of one or more of the sources in Chart 2.*

In Rows a through c, enter the number of HOPWA-eligible households by type of housing assistance whose housing needs are not met. For an approximate breakdown of overall unmet need by type of housing assistance refer to the Consolidated or Annual Plan (s), CPMP tool or local distribution of funds.

1. Assessment of Unmet Need for HOPWA-eligible Households

1. Total number of households that have unmet housing needs	105
From Item 1, identify the number of households with unmet housing needs by type of housing assistance	
a. Tenant-Based Rental Assistance (TBRA)	72
b. Short-Term Rent, Mortgage and Utility payments (STRMU)	0
c. Housing Facilities, such as community residences, SRO dwellings, other housing facilities	33

2. Recommended Data Sources for Assessing Unmet Need (check all sources used)

<input checked="" type="checkbox"/> = Data as reported in the area Consolidated Plan, e.g. Table 1B, CPMP charts, and related narratives
= Data established by area HIV/AIDS housing planning and coordination efforts, e.g. Continuum of Care
= Data from client information provided in Homeless Management Information Systems (HMIS)
<input checked="" type="checkbox"/> = Data from project sponsors or housing providers, including waiting lists for assistance or other assessments on need
= Data from prisons or jails on persons being discharged with HIV/AIDS, if mandatory testing is conducted
= Data from local Ryan White Planning Councils or reported in CARE Act Data Reports, e.g. number of clients with permanent housing
= Data collected for HIV/AIDS surveillance reporting or other health assessments, e.g. local health department or CDC surveillance data

End of PART 1

PART 2: Sources of Leveraging

Report the source(s) of cash or in-kind leveraged federal, state, local or private resources identified in the Consolidated or Annual Plan and used in the delivery of the HOPWA program and the amount of leveraged dollars.

[1] Sources of Leveraging		Total Amount of Leveraged Dollars (for this operating year)	
		[2] Housing Assistance	[3] Supportive Services and other non-direct housing costs
1.	Program Income	0 0	
2.	Federal government (please specify):	0 0	
	Ryan White – Part A	0 143,134	
	FEMA - Housing	13,674 0	
	Ryan White Part D	0 12,594	
3.	State government (please specify)	0 0	
	Ryan White Part B	0 10,000	
	State Services	0 41,480	
4.	Local government (please specify)	0 0	
	University Health System	0 274,337	
		0 0	
		0 0	
5.	Foundations and other private cash resources (please specify)	0 0	
	Baptist Health System	0 200,000	
	MAC AIDS	0 25,000	
	United Way	0 35,167	
6. I	n-kind Resources	0 0	
7.	Resident rent payments in Rental, Facilities, and Leased Units	77,441.77	0
8.	Grantee/project sponsor (Agency) cash	0 0	
9.	TOTAL (Sum of 1-7)	91,115.77	758,888

End of PART 2

PART 3: Accomplishment Data - Planned Goal and Actual Outputs

In Chart 1, enter performance information (goals and actual outputs) for all activities undertaken during the operating year supported with HOPWA funds. Performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local, or private funds for the purposes of providing housing assistance and support to persons living with HIV/AIDS and their families. *Note: The total households assisted with HOPWA funds and reported in PART 3 of the CAPER should be the same as reported in the annual year-end IDIS data, and goals reported should be consistent with the Annual Plan information. Any discrepancies or deviations should be explained in the narrative section of PART 1.*

1. HOPWA Performance Planned Goal and Actual Outputs

HOPWA Performance Planned Goal and Actual		Output Households				Funding	
		HOPWA Assistance		Non-HOPWA			
		a. b.		c.	d.	e.	f.
		Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual
Housing Subsidy Assistance		Output Households					
1.	Tenant-Based Rental Assistance	85	98	0	0	351,379	351,379
2a.	Households in permanent housing facilities that receive operating subsidies/leased units	60	55	0	0	269,427	269,427
2b.	Households in transitional/short-term housing facilities that receive operating subsidies/leased units	90	87	0	0	100,000.00	100,000.00
3a.	Households in permanent housing facilities developed with capital funds and placed in service during the program year	0	0	0	0	0.00	0.00
3b.	Households in transitional/short-term housing facilities developed with capital funds and placed in service during the program year	18	12	0	0	50,000	58,509.15
4.	Short-Term Rent, Mortgage and Utility Assistance	0	0	0	0	0.00	0.00
5.	Adjustments for duplication (subtract)						
		13	13	0	0		
6.	Total Housing Subsidy Assistance	240	239	0	0	770,806	779,315.15
Housing Development (Construction and Stewardship of facility based housing)		Output Units					
7.	Facility-based units being developed with capital funding but not opened (show units of housing planned)	0	0	0	0	0	0
8.	Stewardship Units subject to 3 or 10 year use agreements	0	0	0	0		
9.	Total Housing Developed	0	0	0	0	0	0
Supportive Services		Output Households					
10a.	Supportive Services provided by project sponsors also delivering HOPWA housing assistance	0	0			0	0
10b.	Supportive Services provided by project sponsors serving households who have other housing arrangements	450	462			149,176	149,176
11.	Adjustment for duplication (subtract)	143	143				
12.	Total Supportive Services	307	319			149,176	149,176
Housing Placement Assistance Activities		Output Households					
13.	Housing Information Services	475	430			112,756	112,756
14.	Permanent Housing Placement Services	69	69			5,692	5,692
15.	Adjustment for duplication	69	69			0.00	0.00
16.	Total Housing Placement Assistance	475	430			118,448	118,448
Grant Administration and Other Activities		Output Households					
17.	Resource Identification to establish, coordinate and develop housing assistance resources					0.00	0.00
18.	Technical Assistance (if approved in grant agreement)					0.00	0.00
19.	Grantee Administration (maximum 3% of total HOPWA grant)					34,534	30,853.00
20.	Project Sponsor Administration (maximum 7% of portion of HOPWA grant awarded)					78,161	78,161
Total Expenditures for program year (Sum of rows 6, 9, 12, 16, and 20)		1,022	988	0	0	1,151,125	1,155,953.15

2. Listing of Supportive Services

Report on the use of HOPWA funds for all supportive services. In Rows 1 through 16, provide the (unduplicated) total of all households and expenditures for each type of supportive service for all project sponsors.

Supportive Services		Number of <u>Households</u> Receiving HOPWA Assistance	Amount of HOPWA Funds Expended
1.	Adult day care and personal assistance	0 0	
2.	Alcohol and drug abuse services	0 0	
3.	Case management/client advocacy/ access to benefits & services	430 58,663	
4.	Child care and other child services	0 0	
5. E	ducation	0 0	
6.	Employment assistance and training	0 0	
7.	Health/medical/intensive care services, if approved Note: Client records must conform with 24 CFR §574.310	0 0	
8. L	egal services	0 0	
9.	Life skills management (outside of case management)	0 0	
10. M	eals/nutritional services	0 0	
11.	Mental health services	0 0	
12.	Outreach	0 0	
13. T	ransportation	462 137,720	
14.	Other Activity (if approved in grant agreement). Specify:	0 0	
15.	Adjustment for Duplication (subtract)	212	
16.	TOTAL Households receiving Supportive Services (unduplicated)	680 196,383	

End of PART 3

Part 4: Summary of Performance Outcomes

HOPWA Long-term Performance Objective: *Eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care each year through 2011.*

Section 1. Housing Stability: Assessment of Client Outcomes on Maintaining Housing Stability (Permanent Housing and Related Facilities)

In Column 1, report the total number of eligible households that received HOPWA housing assistance, by type. In Column 2, enter the number of households continuing to access each type of housing assistance, the following year. In Column 3, report the housing status of all households that exited the program. Columns 2 (Number of Households Continuing) and 3 (Exited Households) summed will equal the total households reported in Column 1. *Note: Refer to the housing stability codes that appear in Part 5: Worksheet - Determining Housing Stability Outcomes.*

[A] Permanent Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Assessment: Number of Households Continuing with this Housing (per plan or expectation for next year)		[3] Assessment: Number of Exited Households and Housing Status	
Tenant-Based Rental Assistance	93 55			1 Emergency Shelter/Streets	0
				2 Temporary Housing	4
				3 Private Housing	24
				4 Other HOPWA	0
				5 Other Subsidy	0
				6 Institution	0
				7 Jail/Prison	3
				8 Disconnected/Unknown	5
				9 Death	2
Permanent Supportive Housing Facilities/Units	54 26			1 Emergency Shelter/Streets	1
				2 Temporary Housing	1
				3 Private Housing	9
				4 Other HOPWA	2
				5 Other Subsidy	1
				6 Institution	0
				7 Jail/Prison	0
				8 Disconnected/Unknown	1
				9 Death	13
[B] Transitional Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Of the Total Number of Households Receiving Housing Assistance this Operating Year		[3] Assessment: Number of Exited Households and Housing Status	
Transitional/Short-Term Supportive Facilities/Units	98	Total number of households that will continue in residences:	17	1 Emergency Shelter/Streets	10
		2 Temporary Housing		13	
		3 Private Housing		28	
		4 Other HOPWA		3	
		Total number of households whose tenure exceeded 24 months:	0	5 Other Subsidy	3
		6 Institution		4	
		7 Jail/Prison		0	
		8 Disconnected/unknown		19	
		9 Death		1	

Section 2. Prevention of Homelessness: Assessment of Client Outcomes on Reduced Risks of Homelessness (Short-Term Housing Assistance)

Report the total number of households that received STRMU assistance in Column 1. In Column 2, identify the result of the housing assessment made at time of assistance, or updated in the operating year. (Column 3 provides a description of housing outcomes; therefore, data is not required.) In Row 1a, enter the total number of households served in the prior operating year that received STRMU assistance this year. In Row 1b, enter the total number of households that received STRMU Assistance in the 2 prior operating years that received STRMU assistance this year. *Note: The sum of Column 2 should equal the number of households reported in Column 1.*

Assessment of Households receiving STRMU Assistance

[1] STRMU Housing Assistance	[2] Assessment of Housing Status		[3] HOPWA Client Outcomes
N/A	Maintain Private Housing without subsidy (e.g. Assistance provided/completed and client is stable, not likely to seek additional support)	N/A	<i>Stable/Permanent Housing (PH)</i>
	Other Private Housing without subsidy	N/A	
	Other HOPWA support (PH)	N/A	
	Other housing subsidy (PH)	N/A	
	Institution (e.g. residential and long-term care)	N/A	
	Likely to maintain current housing arrangements, with additional STRMU assistance	N/A	<i>Temporarily Stable, with Reduced Risk of Homelessness</i>
	Transitional Facilities/Short-term (e.g. temporary or transitional arrangement)	N/A	
	Temporary/non-permanent Housing arrangement (e.g. gave up lease, and moved in with family or friends but expects to live there less than 90 days)	N/A	
	Emergency Shelter/street	N/A	<i>Unstable Arrangements</i>
	Jail/Prison	N/A	
Disconnected	N/A		
Death	N/A	<i>Life Event</i>	
1a. Total number of households that received STRMU assistance in the prior operating year, that also received STRMU assistance in the current operating year.			N/A
1b. Total number of those households that received STRMU assistance in the two (2 years ago) prior operating years, that also received STRMU assistance in the current operating year.			N/A

Section 3. HOPWA Outcomes on Access to Care and Support

1A. Status of Households Accessing Care and Support by Project Sponsors delivering HOPWA Housing Assistance/Housing Placement/Case Management

Use Table 1 A for project sponsors that provide HOPWA housing assistance/housing placement with or without case management services. In Table 1A, identify the number of client households receiving any type of HOPWA housing assistance that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. *Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 1C and 1D.*

Categories of Services Accessed	Households Receiving Housing Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing.	232	<i>Support for Stable Housing</i>
2. Has contact with case manager/benefits counselor consistent with the schedule specified in client's individual service plan..	221	<i>Access to Support</i>
3. Had contact with a primary health care provider consistent with the schedule specified in client's individual service plan,	217	<i>Access to Health Care</i>
4. Has accessed and can maintain medical insurance/assistance.	232	<i>Access to Health Care</i>
5. Successfully accessed or maintained qualification for sources of income.	152	<i>Sources of Income</i>

1B. Number of Households Obtaining Employment

In Table 1B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. *Note: This includes jobs created by this project sponsor or obtained outside this agency.*

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job	0	<i>Sources of Income</i>

Chart 1C: Sources of income include, but are not limited to the following (*Reference only*)

<ul style="list-style-type: none"> • Earned Income • Unemployment Insurance • Supplemental Security Income (SSI) • Social Security Disability Income (SSDI) • Veteran's Disability Payment • General Assistance, or use local program name • Temporary Assistance for Needy Families (TANF) income, or use local program name 	<ul style="list-style-type: none"> • Veteran's Pension • Pension from Former Job • Child Support • Alimony or Other Spousal Support • Retirement Income from Social Security • Private Disability Insurance • Worker's Compensation
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Chart 1D: Sources of medical insurance and assistance include, but are not limited to the following (*Reference only*)

<ul style="list-style-type: none"> • MEDICAID Health Insurance Program, or local program name • Veterans Affairs Medical Services • State Children's Health Insurance Program (SCHIP), or local program name 	<ul style="list-style-type: none"> • MEDICARE Health Insurance Program, or local program name • AIDS Drug Assistance Program (ADAP) • Ryan White-funded Medical or Dental Assistance
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2A. Status of Households Accessing Care and Support through HOPWA-funded Services receiving Housing Assistance from Other Sources

In Table 2A, identify the number of client households served by project sponsors receiving HOPWA-funded housing placement or case management services who have other and housing arrangements that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. *Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 2C and 2D.*

Categories of Services Accessed	Households Receiving HOPWA Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing.	396	<i>Support for Stable Housing</i>
2. Successfully accessed or maintained qualification for sources of income.	387	<i>Sources of Income</i>
3. Had contact with a primary health care provider consistent with the schedule specified in clients individual service plan.	366	<i>Access to Health Care</i>
4. Has accessed and can maintain medical insurance/assistance.	0	<i>Access to Health Care</i>
5. Has contact with case manager, benefits counselor, or housing counselor consistent with the schedule specified in client's individual service plan.	0	<i>Access to Support</i>

2B. Number of Households Obtaining Employment

In Table 2B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. *Note: This includes jobs created by this project sponsor or obtained outside this agency.*

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job	0	<i>Sources of Income</i>

Chart 2C: Sources of income include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> • Earned Income • Unemployment Insurance • Supplemental Security Income (SSI) • Social Security Disability Income (SSDI) • Veteran's Disability Payment • General Assistance, or use local program name • Temporary Assistance for Needy Families (TANF) income, or use local program name 	<ul style="list-style-type: none"> • Veteran's Pension • Pension from Former Job • Child Support • Alimony or Other Spousal Support • Retirement Income from Social Security • Private Disability Insurance • Worker's Compensation
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Chart 2D: Sources of medical insurance and assistance include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> • MEDICAID Health Insurance Program, or local program name • Veterans Affairs Medical Services • State Children's Health Insurance Program (SCHIP), or local program name 	<ul style="list-style-type: none"> • MEDICARE Health Insurance Program, or local program name • AIDS Drug Assistance Program (ADAP) • Ryan White-funded Medical or Dental Assistance
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End of PART 4

PART 5: Worksheet - Determining Housing Stability Outcomes

1. This chart is designed to assess program results based on the information reported in Part 4.

Permanent Housing Assistance	Stable Housing (# of households remaining in program plus 3+4+5+6=#)	Temporary Housing (2)	Unstable Arrangements (1+7+8=#)	Life Event (9)
Tenant-Based Rental Assistance (TBRA)				
Permanent Facility-based Housing Assistance/Units				
Transitional/Short-Term Facility-based Housing Assistance/Units				
Total Permanent HOPWA Housing Assistance				
Reduced Risk of Homelessness: Short-Term Assistance	Stable/Permanent Housing	Temporarily Stable, with Reduced Risk of Homelessness	Unstable Arrangements	Life Events
Short-Term Rent, Mortgage, and Utility Assistance (STRMU)				
Total HOPWA Housing Assistance				

Background on HOPWA Housing Stability Codes

Stable Permanent Housing/Ongoing Participation

- 3 = Private Housing in the private rental or home ownership market (without known subsidy, including permanent placement with families or other self sufficient arrangements) with reasonable expectation that additional support is not needed.
- 4 = Other HOPWA-funded housing assistance (not STRMU), e.g. TBRA or Facility-Based Assistance.
- 5 = Other subsidized house or apartment (non-HOPWA sources, e.g., Section 8, HOME, public housing).
- 6 = Institutional setting with greater support and continued residence expected (e.g., residential or long-term care facility).

Temporary Housing

2 = Temporary housing - moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, or temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center).

Unstable Arrangements

- 1 = Emergency shelter or no housing destination such as places not meant for habitation (e.g., a vehicle, an abandoned building, bus/train/subway station, or anywhere outside).
- 7 = Jail /prison.
- 8 = Disconnected or disappeared from project support, unknown destination or no assessments of housing needs were undertaken.

Life Event

9 = Death, i.e., remained in housing until death. This characteristic is not factored into the housing stability equation.

Tenant-based Rental Assistance: Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as reported under: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item: 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

Permanent Facility-Based Housing Assistance: Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Temporary Housing is the number of households

that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

Transitional/Short-Term Facility-Based Housing Assistance: Stable Housing is the sum of the number of households that (i) continue in the residences (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Other Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

Tenure Assessment. A baseline of households in transitional/short-term facilities for assessment purposes, indicate the number of households whose tenure exceeded 24 months.

STRMU Assistance: Stable Housing is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation that additional support is not needed in order to maintain permanent housing living situation (as this is a time-limited form of housing support) as reported under housing status: Maintain Private Housing with subsidy; Other Private with Subsidy; Other HOPWA support; Other Housing Subsidy; and Institution. Temporarily Stable, with Reduced Risk of Homelessness is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period or left their current housing arrangement for a transitional facility or other temporary/non-permanent housing arrangement and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year, as reported under housing status: Likely to maintain current housing arrangements, with additional STRMU assistance; Transitional Facilities/Short-term; and Temporary/Non-Permanent Housing arrangements. Unstable Situation is the sum of number of households reported under housing status: Emergency Shelter; Jail/Prison; and Disconnected.

End of PART 5

PART 6: Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)

Grantees that use HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years. If non-substantial rehabilitation funds were used they are required to operate for at least three years. Stewardship begins once the facility is put into operation. This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility that had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

1. General information

HUD Grant Number(s) N/A	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6; <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name N/A	Date Facility Began Operations (mm/dd/yy) N/A

2. Number of Units and Leveraging

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods	N/A	N/A

3. Details of Project Site

Name of HOPWA-funded project site	N/A
Project Zip Code(s) and Congressional District(s)	N/A
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	N/A

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

<i>I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.</i>	
Name & Title of Authorized Official N/A	Signature & Date (mm/dd/yy) N/A
Name & Title of Contact at Grantee Agency (person who can answer questions about the report and program) N/A	Contact Phone (with area code) N/A

End of PART 6

Section 108 and Recovery Act Funded Programs

Section 108

The Section 108 Loan Guarantee Program is a source of financing allotted for economic development, housing rehabilitation, public facilities rehabilitation, construction or installation for the benefit of low-to moderate-income persons, or to aid in the prevention of slum and blight. In 2006, a Section 108 Loan Guarantee of \$57M was awarded to the City of San Antonio for capital improvements serving the needs of our low income communities. Through PY 2010, ninety-eight (98) infrastructure projects have been completed expending over \$46M in Section 108 loan funds. Thirty-two (32) additional projects are currently in progress or in design. In PY 2010, the City of San Antonio received an extension to expend the remaining loan funds and interest income by December 31, 2013.

See Appendix G for a summary of accomplishments.

Recovery Act Funded Programs

Community Development Block Grant – Recovery (CDBG-R)

The American Reinvestment and Recovery Act of 2009 provided the City of San Antonio \$3.92M in CDBG-R funds to meet a wide variety of urgent community development needs. The City utilized funds to address street improvements for accessible and walk able streets, facility improvements to serve our low income communities, and housing repairs to address the needs of extremely low income seniors, and small business assistance activities. In PY 2010, the City expended over \$1.6M and produced 40.76 FTE. Since the previous CAPER did not reflect ongoing progress, below is a summary of the twenty four CDBG-R funded activities through September 30, 2011:

American Recovery Act of 2009 CDBG-R Activities thru September 30, 2011			
Activity	Expended	Status	Comments
AAMHC Babcock N. Weatherization	\$183,875.00	Completed	Housing (139 Units)
Anchor/Belair Sidewalks/Curbs	\$312,461.23	Pending Closeout	Accessibility
Bastrop Sidewalks/Curbs	\$93,953.37	Completed	Accessibility
Bishop St. Reconstruction	\$98,993.99	Pending Closeout	Street Improvement
Campfire Lane Sidewalks	\$211,270.88	Completed	Accessibility
Chulita St. Reconstruction	\$154,189.02	Completed	Street Improvement
College Access Center Improvements	\$188,805.00	Completed	Facility Improvement
Ella Austin Comm. Center Improvements	\$99,931.50	Completed	Facility Improvement
Flores St. Sidewalks	\$82,619.03	Completed	Accessibility
Gilbert Garza Park Improvements	\$185,822.75	Completed	Facility Improvement
Haven for Hope – Prospect Courtyard	\$455,174.00	Completed	Facility Improvement
Historic Relocation and Preservation	\$211,174.00	Completed	Slum/Blight Removal
Pickwell Park Improvements	\$26,846.84	Completed	Park Improvement
Holy Family Facility Improvement	\$104,111.59	Completed	Facility Improvement
Macdona St. Expansion	\$79,277.85	Pending Closeout	Street Improvement
Merced District 2 Sr. Home Repair	\$255,175.00	Completed	Housing (45 Units)
Military Trfc Signal	\$61,659.20	Completed	Street Improvement
Mission Drive In Library	\$189,315.00	Completed	Facility Improvement
Pyron Side./Curbs	\$70,928.00	Completed	Accessibility
St. Mary's University Revitalization Project	\$49,550.00	Completed	Façade Improvement
UTSA/Babcock Improvements	\$163,147.77	Pending Closeout	Street Improvement
Westside Dev. Corp. Façade Improvement	\$25,000.00	In Progress	Façade Improvement
Westside Train Center Expansion	\$24,950.00	Completed	Facility Improvement
Woodbury Sidewalks/Curb	\$317,852.04	Pending Closeout	Accessibility
Total Expenditures	\$3,646,083.06		

Homeless Prevention and Rapid Re-housing Program (HPRP)

The American Reinvestment and Recovery Act of 2009 provided the City of San Antonio \$6.97 million in federal and state Homeless Prevention and Rapid Re-housing Program (HPRP) funds to contract with numerous community-based organizations to deliver services to the community. Agencies provided financial assistance in the form of rental and utility payments for families at risk of becoming homeless to be quickly re-housed and stabilized. Through PY 2010, the City expended \$3.19M, or 53%, of its HPRP funding and anticipates expending the remaining portion of the grant by February 2012. The HPRP program met the performance requirement by expending 79% by July 20, 2011. Through the end of PY 2010 the number of FTE's generated was 20.4.

The City of San Antonio subcontracted with ten non-profit agencies that serve the homeless to implement the Homelessness Prevention and Rapid Re-Housing Program (HPRP). During PY 2010, HPRP has helped 7,383 individuals maintain housing in a stable situation that would have otherwise resulted in homelessness. Specifically, to mitigate homelessness, HPRP provided eligible clients with temporary assistance (up to six months) with financial assistance, housing relocation and stabilization services to include security deposits, utility deposits, legal services and moving costs.

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CITY OF SAN ANTONIO, TEXAS