

# City of San Antonio

FY 2016-2020 Consolidated Plan

&

FY 2016 Action Plan



*Council Action - August 6, 2015*

***Department of Planning and Community Development***

Community Development Block Grant (CDBG)

Home Investment Partnerships Program (HOME)

Hearth Emergency Shelter Grant (HESG)

Housing Opportunities for Persons With AIDS (HOPWA)





**FY 2016 – 2020 CONSOLIDATED PLAN**

*(October 1, 2015-September 30, 2020)*

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**FY 2016 ACTION PLAN**

*(October 1, 2015-September 30, 2016)*

**MAYOR & CITY COUNCIL**

*Ivy Taylor, MAYOR*

*Roberto C. Treviño, District 1*

*Alan E. Warrick, II, District 2*

*Rebecca J. Viagran, District 3*

*Rey Saldaña, District 4*

*Shirley Gonzales, District 5*

*Ray Lopez, District 6*

*Cris Medina, District 7*

*Ron Nirenberg, District 8*

*Joe Krier, District 9*

*Mike Gallagher, District 10*

**CITY MANAGER**

*Sheryl Sculley*

City Hall

100 Military Plaza

San Antonio, Texas 78204

210-207-7080

**Department of Planning and Community Development**

1400 S. Flores

San Antonio, Texas 78204

210-207-6600

**Department of Human Services**

106 S. St. Mary's, 7th Floor

San Antonio, Texas 78205

210-207-8198

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# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

This Five Year Consolidated Plan describes how the City of San Antonio will invest federal entitlement funding to be received from the U.S. Department of Housing and Urban Development (HUD) under four programs: Community Development Block Grant (CDBG) program; the Home Investment Partnerships Program (HOME); the Housing Opportunities for Persons with AIDS program (HOPWA) and the Emergency Solutions Grant program over the next five years. The City has undertaken an extensive planning process to ensure that this plan responds to well-documented community needs and market conditions, respects input from the people of San Antonio, capitalizes on existing assets and successful strategies and leverages non-federal investment.

The strategic planning process was led by the City of San Antonio's Department of Planning and Community Development and benefitted from the support of the National Association for Latino Community Asset Builders (NALCAB) operating under a technical assistance contract from HUD. This plan has been informed by an unprecedented community engagement process that included receiving more than 1,650 citizen surveys, numerous public meetings and direct engagement with more than 80 organizational stakeholders and experts.

San Antonio is the seventh largest city in the United States and it is growing, both in terms of population and geographic area. San Antonio is also experiencing strong economic growth that is projected to continue over the next five years. A strong economy and a growing population are fueling increasing values in many parts of San Antonio's housing market.

At the same time, the median annual wage in San Antonio is \$30,500 according to 2013 U.S. Bureau of Labor Statistics data and the poverty rate climbed between 2000 and 2010 according to the U.S. Census. According to the US Census, approximately 50% of renters and 31% of homeowners with a mortgage are housing cost burdened – defined by HUD as paying more than 30% of monthly household income on housing costs (2013 American Community Survey). This represents a significant increase over the past decade. These data trends suggest that San Antonio's large population of low-income residents will face increasing housing cost burdens over the period covered by this plan and beyond. Providing decent safe and affordable housing is therefore at the center of this plan.

San Antonio is also a city with a diverse and strong cultural heritage that is often deeply rooted in neighborhoods and places. This is particularly true in the City's urban core, which also tends to have an older housing stock that is also often in need of rehabilitation. Neighborhood revitalization and economic development are two key priorities of this plan. The City of San Antonio recognizes that its approach to neighborhood revitalization and economic development must take into account market dynamics, the needs of existing residents and the community's assets, which often includes its history and culture.

This plan also reflects an abiding concern for the welfare of populations that have special needs and who are homeless. San Antonio will continue to invest in programs targeted to youth, seniors, people with disabilities, people living with AIDS and the homeless.

The City of San Antonio will invest in these overarching priorities through projects and programs that strengthen communities and open access to opportunity by doing the following:

1. Promoting access to quality employment;
2. Supporting access to education;
3. Promoting healthy environments and lifestyles and/or access to health care resources;
4. Promoting and preserving culture;
5. Being Transit-oriented.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The strategic plan is built on five key priorities that were identified through a needs assessment and community engagement process. The strategic plan was guided by the City's Steering Committee - a panel of executive and managerial City staff from 13 departments. The Steering Committee met on three occasions throughout the process culminating in a set of recommended priorities and goals, as follows.

- Priority # 1: Provide decent safe affordable housing
- Priority # 2: Neighborhood revitalization
- Priority # 3: Provide for special needs populations
- Priority # 4: Housing and supportive services for the homeless
- Priority # 5: Economic development

Each of the four major grants programs, CDBG, HOME, ESG and HOPWA, have specific goals that connect to the overarching priorities enumerated above.

CDBG Goals: Rehabilitate existing housing stock; further fair housing; create mixed-income neighborhoods; enhance neighborhood connectivity; invest in public infrastructure; remediate environmental hazards and blight; enhance consumer financial capability.

HOME Goals: Rehabilitate existing housing stock; build new single family homes; provide homebuyer assistance; develop new rental housing.

ESG Goals: Provide services and housing for the homeless; provide prevention services to people at risk of homelessness.

HOPWA Goals: Provide services and housing for persons with AIDS.

## **3. Evaluation of past performance**

The Consolidated Annual Performance and Evaluation Report (CAPER) provide an assessment of the City's performance on an annual basis against its documented five year and one year goals.

According to the 2013 CAPER the City has met or exceeded five year goals in the area of public services, homeless prevention, and assistance for persons with HIV/AIDS, public facility improvements and fair housing. The City has not been as successful in the delivery of housing related programs due to housing market conditions in prior years, as well as, gaps in the overall housing delivery system along with identified policy issues.

The City of San Antonio has identified the need to strengthen its overall affordable housing and community development delivery eco-system, including leveraging greater capital and grant funding, strengthening the design and resourcing of City programs, enhancing the capacity of the non-profit sector and even more productively engaging the private housing and real estate industry.

#### **4. Summary of citizen participation process and consultation process**

The City conducted the largest citizen outreach in San Antonio Consolidated Plan history. Key elements of this Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process. Over 1650 survey responses exemplifies the significance of involving the citizens of San Antonio in making community development decisions that affect their neighborhoods, and to ensure that the public has the opportunity to shape the Five Year Consolidated Plan, along with each annual Action Plan. The City also hosted four public hearings (community engagement sessions) to present information on the Consolidated Planning process at select geographically diverse locations which were accessible to residents in each quadrant of the City (North, South, East, and West). As the lead agency in the development and implementation of the Consolidated Plan, the Department of Planning and Community Development's Division of Grants Monitoring and Administration was responsible for ensuring the City of San Antonio's Citizen Participation Plan was implemented.

In compliance with federal Consolidated Plan regulations, the City's Citizen Participation Plan requires the proposed Consolidated Plan, proposed annual Action Plan, and any proposed Substantial Amendments be made available for citizen review and comment for a minimum of 30-days prior to City Council adoption. Notice of the proposed Consolidated Plan, proposed Annual Action Plan and any proposed Substantial Amendment must be posted in any of the local publications referenced above at a minimum of 30-days prior to City Council adoption. This notice must provide the locations where the documents may be reviewed, which at a minimum must include the Department of Planning and Community Development's Division of Grants Monitoring and Administration, the Central Library and online at [www.sanantonio.gov/gma](http://www.sanantonio.gov/gma).

As 57% of the population of San Antonio is from Mexican descent, the City recognizes the need to ensure an inclusive citizen participation effort is exercised, thus Spanish language translation accommodations have been and will be provided at public hearings. The City will also provide accommodation to other translations needs when requested.

#### **5. Summary of public comments**

The City has summarized all public comments in the attached Citizen Participation Appendix.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted and are attached in the Citizen Participation Appendix.

#### **7. Summary**

City staff recognizes the importance of properly engaging the members our community. We received significant feedback regarding how we should engage our citizens to ensure adequate representation and transparency.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

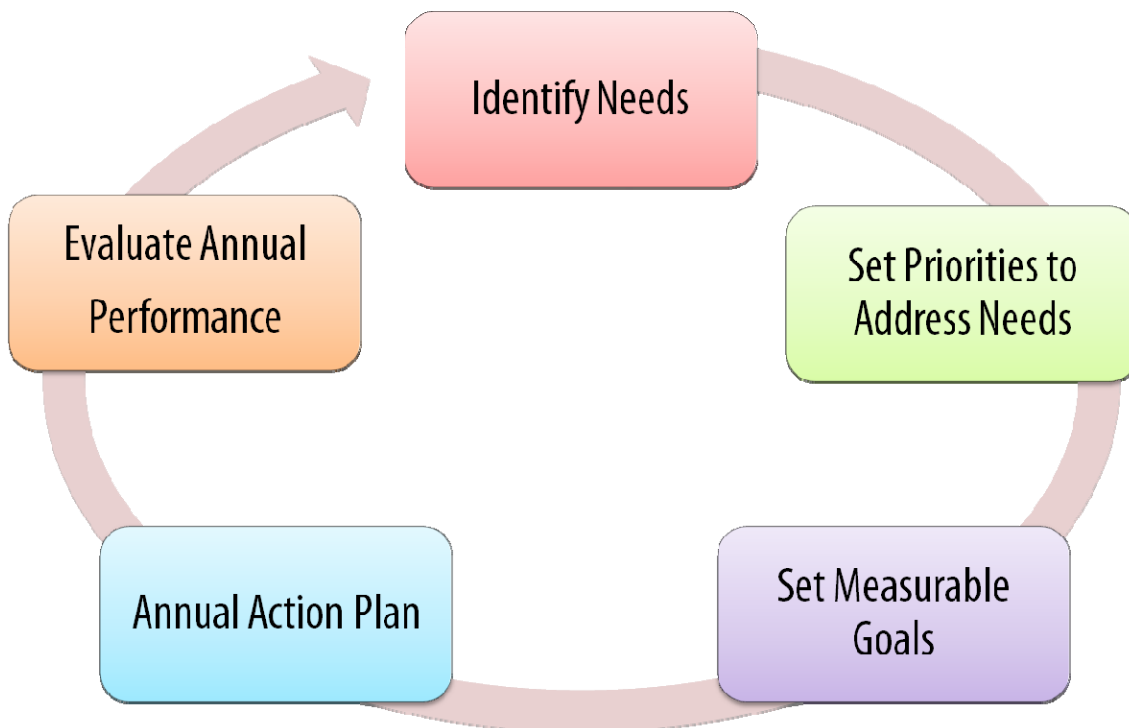
The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SAN ANTONIO	Department of Planning and Community Development
HOPWA Administrator	SAN ANTONIO	Department of Human Services
HOME Administrator	SAN ANTONIO	Department of Planning and Community Development
ESG Administrator	SAN ANTONIO	Department of Human Services
HOPWA-C Administrator	SAN ANTONIO	Department of Human Services

**Table 1 – Responsible Agencies**

### Consolidated Plan Public Contact Information

Thomas Morgan  
 Grants Administrator  
 1400 S. Flores Unit 3  
 San Antonio, TX 78204



## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of San Antonio engaged in numerous activities to enhance the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. The City held a Stakeholder Meeting, which involved over 80 individuals from these 42 organizations and agencies. The City also held Consolidated Plan feedback sessions by service provider activity (homelessness, affordable housing, health, etc.) to solicit specific feedback during the planning process. A Consolidated Plan Steering Committee and follow up workgroup comprising of numerous internal city departments aided in the strategies and prioritization of community needs. They also used online and handwritten surveys to embark on a citizen engagement strategy that solicited feedback and participation from all demographic and socioeconomic backgrounds.

The City received input from over 1650 residents in the compilation of the 2015-19 Consolidated Plan citizen participation surveys. First, they invited stakeholders, practitioners, and funders to participate in a facilitated consultation process. On February 23, 2015 the city held a Stakeholder Meeting to explain the planning process and provide initial analyses of survey responses that served as the baseline information/data for the facilitated meeting that began the process of ranking priorities and goals based on community need. The participants were divided into six small groups ranging from 10 to 15 individuals who participated in focus groups.

Three electronic internet and handwritten surveys were also conducted for stakeholders: Community Needs Survey, Service Provider/Nonprofit Survey, and Steering Committee Survey. Stakeholders are defined as elected officials and practitioners involved in overseeing, managing, administering or implementing community development programs; private and foundation funders; healthcare providers; partner agencies; and San Antonio residents. More than 1650 stakeholders responded to the Community Needs Survey. The survey was available in both English and Spanish, and handwritten versions were available at all 26 public libraries.

Additionally, the several organizations sought participation from San Antonio's most vulnerable and underrepresented populations by distributing surveys in both English and Spanish, including but not limited to Haven for Hope, Habitat for Humanity, and the Texas Organizing Project. The City also published survey notifications in the largest English and Spanish serving newspapers, ran radio ads, and sent direct links of the surveys to over 80 nonprofit/service providers and requested for outreach help.

A complete report on the results of the Stakeholder meeting and the survey responses are included Appendix C & D. Following completion of this initial community outreach, the City held four additional community engagements to identify need and to gain citizen feedback from February 24 through March 5, 2015. These public meetings were held at a public library located in the four quadrants (North, South, East, and West) near the City's core.

The City also held regular Steering Committee meetings to keep City departments involved in the process to provide feedback and assist in identifying resources to address many of the various needs communicated by citizens and stakeholder groups.

All of the aforementioned efforts resulted from the City's intentional holistic planning and coordination strategy to connect and integrate health, affordable housing, economic development, education, transportation, arts and culture, and equitable neighborhood revitalization.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of San Antonio’s Department of Human Services coordinates with service agencies by providing delegate agency funding to approximately 70 organizations citywide to support programs in the areas of education, family wellbeing, community safety net and economic competitiveness. This process is described further in section NA-50 Non-Housing Community Development Needs.

***Coordination with Housing Authorities***

Executive leadership of the San Antonio Housing Authority (SAHA) and the Department of Planning and Community Development (DPCD), and the Office of EastPoint and Real Estate (OEP) coordinate through periodic meetings.

The San Antonio Housing Authority has been engaged in the development of strategic plan since the start of the Consolidated Plan process. Periodic joint meetings are scheduled, to the extent feasible, during the course of the program year in order to ensure a continuing dialogue between local government and the housing authority. An example of this is during the REnewSA Committee monthly meetings, which include various city departments, partner agencies, nonprofit service providers and the housing authority.

***Coordination with Other Assisted Housing Providers***

DPCD city staff direct and maintain contact with HOME and CDBG sub-recipients throughout the application, funding, and administration cycles. DPCD staff also participates in monthly meetings with the San Antonio Nonprofit Housing Developers (SANPHD), which includes all of the certified Community Housing Development Organizations (CHDOs) that service San Antonio and its surrounding areas.

***Coordination with Private and Governmental Health, Mental Health, and Service Agencies-***

Many health and social service agencies participate in the monthly REnewSA Committee meetings. The City also periodically meets with the South Alamo Regional Alliance for the Homeless which consists of COSA and Bexar County staff and nonprofits that serve homeless (including veteran and youth) populations. Many of these agencies meet regularly throughout the year as a group, or in smaller groups, with city staff members. Many of the issues discussed at these meetings have applications beyond homeless and other social services, and have proved helpful in raising issues related to the development of this Consolidated Plan. Since many of these agencies receive funding from Consortium members, regular contact is maintained with them throughout the year.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City consults closely with the South Alamo Regional Alliance for the Homeless (SARAH), the HUD-designated Continuum of Care that serves the jurisdiction’s geographic area. The City is a member on the SARAH board and actively participates in monthly board meetings, bimonthly general membership meetings, and is active member on the Point in Time Count, Performance Review (Monitoring/APR Review), HMIS and Coordinated Access subcommittees. Information discussed in these subcommittees, as well as that presented by each subcommittee at the SARAH Board meetings, is incorporated into homeless policies developed by the City to address the needs of homeless persons. Data from the Point

in Time Count, Housing Inventory Count, and HMIS was solicited and incorporated into this consolidated plan.

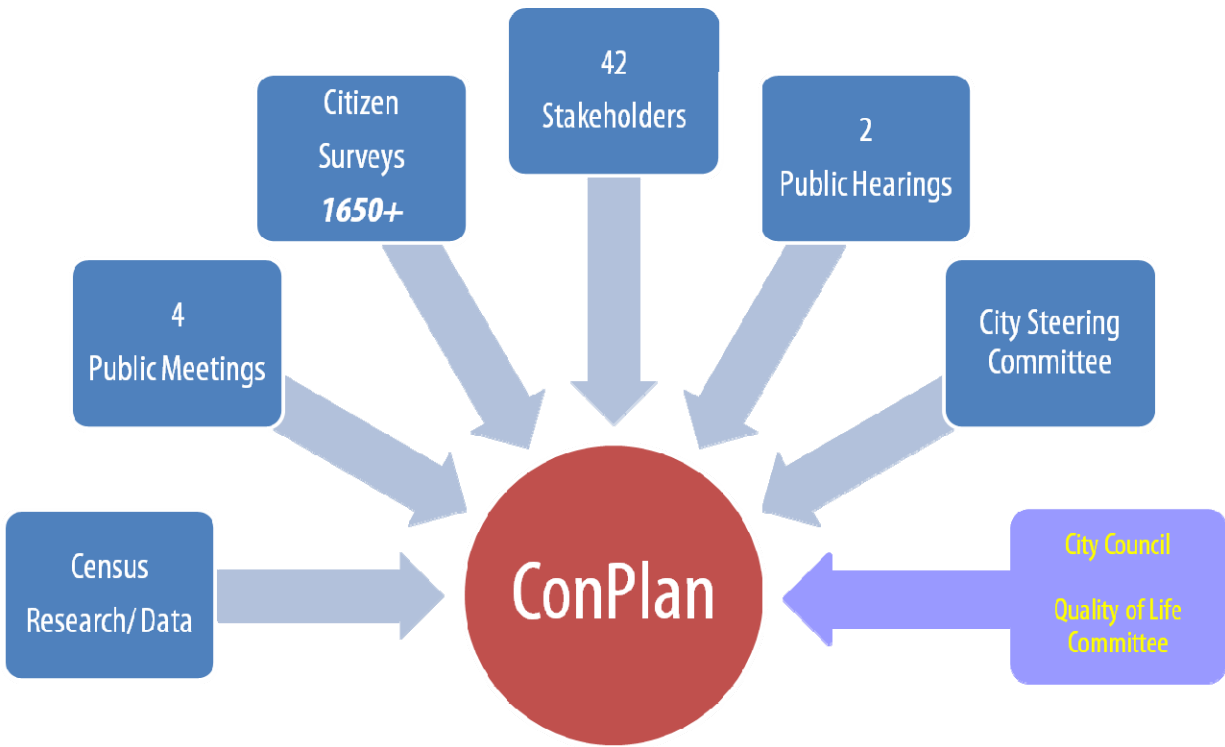
**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

In 2013, SARAH hired a consultant to help the CoC develop performance standards for Hearth Emergency Solutions Grant (ESG) funded programs and ensure collaboration between ESG recipients and the Continuum of Care in planning, funding, implementing and evaluating ESG programs. These performance standards were adopted by the SARAH board in September 2013, and the standards were incorporated into the FY 2015 Delegate Agency contracts funded by the City of San Antonio.

Allocation of ESG funds is included in the City of San Antonio's consolidated funding process, a two year funding cycle. Organizations interested in providing Emergency Shelter, Prevention, Rapid Re-Housing or Outreach were invited to submit a proposal by April 23, 2014. RFP priorities were set by City Council input, with input from Department of Human Services (DHS) staff. DHS staff recommendations for ESG funding were in alignment with guidance from the CoC and directly from HUD to focus more strongly on permanent housing solutions such as Rapid Re-Housing and Prevention, with a lesser emphasis on Emergency Shelter. Multiple evaluation committees reviewed each proposal and ranked the proposals according to alignment with City Council priorities, RFP scope of service, quality, background, and budget of the proposal, and past performance. Committee members included subject matter experts, City staff and community members who reviewed and scored the proposals.

SARAH established a Homeless Management Information System (HMIS) subcommittee that meets monthly. The City representative on the SARAH board is currently the chair of this committee. The HMIS Committee developed quality standards for the Continuum of Care and were adopted by the SARAH Board in November 2013. These quality standards are used to conduct quarterly reviews of Continuum of Care programs to ensure data quality. 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 are an estimated 35,000 clients enrolled in the program each year, and over 550 individuals are trained each year on the use of the HMIS application. The HMIS committee will continue to work with organizations to improve data quality and performance management through HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities:





**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Alamo Community Group
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alamo Community Group (ACG) is a private, nonprofit, 501(c)3 organization that was founded in 1990 to serve families in San Antonio and Bexar County. Its mission is to develop, own and manage quality affordable housing in a community environment that promotes resident education, self-sufficiency, leadership and volunteerism through successful partnerships.
2	<b>Agency/Group/Organization</b>	Bexar County - Community Resources
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with HIV/AIDS Services-Health Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Bexar County Department of Community Resources is responsible for assisting citizens with a variety of issues including energy, veteran's assistance, housing rehabilitation, public health, and construction of infrastructure and public facilities.
3	<b>Agency/Group/Organization</b>	Broadway Bank
	<b>Agency/Group/Organization Type</b>	Business Leaders Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Broadway Bank is deeply committed to enriching its customers and communities with premier financial services of great value and its staff with a positive work environment and opportunity for growth and achievement. Employees are very involved in serving our communities.
4	<b>Agency/Group/Organization</b>	Cafe Commerce
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Cafe Commerce connects a network of partner organizations to help increase economic opportunities and educate entrepreneurs about partnership and collaboration in the San Antonio area.

5	<b>Agency/Group/Organization</b>	Catholic Charities of San Antonio
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health Services-Education Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Catholic Charities of San Antonio work with the local community to provide support for those in need so that individuals can enhance their own lives.
6	<b>Agency/Group/Organization</b>	Chrysalis Ministries
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Chrysalis Ministries provides counseling and services to incarcerated individuals in Bexar County.
7	<b>Agency/Group/Organization</b>	City of San Antonio - Department of Economic Development
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Economic Development Department fosters growth and development in San Antonio by working with partner agencies to bring your business infrastructure needs, incentives and quality workforce training programs.
8	<b>Agency/Group/Organization</b>	City of San Antonio, Department of Human Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Department of Human Services works to strengthen the community through human services investments, resources, and partnerships. They primarily focus on early education and child care assistance, education, financial and emergency assistance, homeless assistance, and senior services.
9	<b>Agency/Group/Organization</b>	City of San Antonio - Department of Planning and Community Development
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Planning and Community Development department works to improve the livability, economic vitality, and safety in San Antonio.
10	<b>Agency/Group/Organization</b>	City of San Antonio - Development Services Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Development Services Department is responsible for protecting the health, safety, and quality of life of the city of San Antonio through regulating the land and building development.
11	<b>Agency/Group/Organization</b>	City of San Antonio - Library Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The San Antonio Public Library changes lives through the transformative power of information, imagination, and ideas. In addition to library services, other services offered at various locations include a jobs and career center, vital records, online software tutorials, and public computers.
12	<b>Agency/Group/Organization</b>	City of San Antonio - Office of EastPoint and Real Estate
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office of EastPoint & Real Estate is responsible for implementation of the \$54 million Choice Neighborhood Initiatives.
13	<b>Agency/Group/Organization</b>	City of San Antonio - Office of Historic Preservation
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office of Historic Preservation protects the historical, cultural, architectural, and archaeological resources of San Antonio. They are also committed to historic preservation outreach and education.
14	<b>Agency/Group/Organization</b>	City of San Antonio - Parks and Recreation
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Parks and Recreation Department operates the city's recreational and cultural programs; they also maintain walking trails, biking trails, hiking trails, and park land.
15	<b>Agency/Group/Organization</b>	City of San Antonio - Transportation and Capital Improvement
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Transportation & Capital Improvements Department assist in building and maintaining the infrastructure of San Antonio.
16	<b>Agency/Group/Organization</b>	Esperanza Peace and Justice Center
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Esperanza works to preserve and promote artistic and cultural expression of and among diverse communities.
17	<b>Agency/Group/Organization</b>	Excel Learning Center
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Excel Learning Center offers career and education programs to help students gain employment in careers.
18	<b>Agency/Group/Organization</b>	Family Services Association
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Family Services Association works to build strong families through counseling and providing services for families, children, and the elderly.
19	<b>Agency/Group/Organization</b>	Family Violence and Prevention Services, Inc
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Family Violence and Prevention Services works to break the cycle of violence and strengthen families by providing an emergency shelter, transitional housing, education, effective parenting education, and early intervention with children and youth.

20	<b>Agency/Group/Organization</b>	Federal Deposit Insurance Corporation (FDIC)
	<b>Agency/Group/Organization Type</b>	Civic Leaders Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The FDIC is an independent agency created by Congress to maintain stability and public confidence in the financial system by insuring deposits, examining and supervising financial institutions, and managing receivership.
21	<b>Agency/Group/Organization</b>	Frost Bank
	<b>Agency/Group/Organization Type</b>	Business Leaders Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Frost Financial is dedicated to the community and it is embedded in its core values. Frost Financial supports education, economic development, civic activities, health and human services, and culture and the arts nonprofits where its employees and customers live.
22	<b>Agency/Group/Organization</b>	George Gervin Youth Center
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The George Gervin Youth Center provides free public charter education for students in pre-kindergarten through high school, as well as educational assistance for a variety of residents in the area.
23	<b>Agency/Group/Organization</b>	Greater San Antonio Builders Association
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The GSABA is a trade association that highlights the work of builder's within the region.
24	<b>Agency/Group/Organization</b>	Greenboro Homes Inc
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Greenboro Homes Inc has been building homes in the area and have over 100 years of combined experience.
25	<b>Agency/Group/Organization</b>	Habitat for Humanity of San Antonio
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity works with low-income families who would not otherwise be able to afford a home.
26	<b>Agency/Group/Organization</b>	Haven for Hope
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Havens for Hope assists homeless individuals in Bexar County by addressing the root causes of homelessness and providing a stable place to sleep and receive resources.
27	<b>Agency/Group/Organization</b>	Housing and Community Services
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing and Community Services acquires multifamily communities that are at risk of being removed from affordable housing markets and rehabilitate the property as needed to maintain its availability to low-income families.
28	<b>Agency/Group/Organization</b>	Jefferson Bank
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Jefferson Bank is a family-owned bank serving communities in San Antonio and surrounding areas in the Texas Hill Country. Workers volunteer their time and talents to help organizations that protect, care for and educate our children; provide healthcare; support small business and reach out to the less fortunate.
29	<b>Agency/Group/Organization</b>	Merced Housing Texas
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Merced Housing Texas works to strengthen communities by providing housing for low-income individuals.
30	<b>Agency/Group/Organization</b>	Neighborhood Housing Services of San Antonio
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Neighborhood Housing Service of San Antonio works to educate homeowners and provide lending assistance for future homeowners.
31	<b>Agency/Group/Organization</b>	Project Quest
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Project Quest works with the local community to provide skill-based education to increase employment in the area.
32	<b>Agency/Group/Organization</b>	SAMMinistries
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SAMMinistries helps the homeless and those at risk of being homeless attain self-sufficiency through shelters, housing, and other services.
33	<b>Agency/Group/Organization</b>	SAN ANTONIO AIDS FOUNDATION
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The San Antonio AIDS Foundation works to provide medical care and social services for people with HIV and AIDS, and to prevent the spread of HIV through education, counseling, and testing.
34	<b>Agency/Group/Organization</b>	SAN ANTONIO ALTERNATIVE HOUSING
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	San Antonio Alternative Housing Corporation works to provide housing and support for low and moderate income communities in the area.
35	<b>Agency/Group/Organization</b>	San Antonio Food Bank
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	San Antonio Food Bank fights hunger in the region through food distribution, programs, education, and advocacy.
36	<b>Agency/Group/Organization</b>	San Antonio for Growth on the Eastside
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	San Antonio for Growth on the Eastside works for development that benefits the quality of life for individuals, families, neighborhoods and businesses on San Antonio's Eastside.
37	<b>Agency/Group/Organization</b>	San Antonio Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The San Antonio Housing Authority provides quality housing that is well integrated into the neighborhood.
38	<b>Agency/Group/Organization</b>	San Antonio Housing Trust
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The San Antonio Housing Trust Fund works to provide decent and affordable housing to people in the community.
39	<b>Agency/Group/Organization</b>	San Antonio Independent School District
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The San Antonio Independent School District seeks to provide quality education driven by a determination for all students to graduate and move on to higher education.
40	<b>Agency/Group/Organization</b>	Seton Home San Antonio
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Seton Home provides housing and services for teens ages 12-17 who have been placed in Child Protective Services, and are also pregnant and/or parenting



41	<b>Agency/Group/Organization</b>	St. Jude's Ranch
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	St. Jude's Ranch for Children cares for abused, abandoned, and neglected children.
42	<b>Agency/Group/Organization</b>	St. PJ's Children's Hospital
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	St PJ's serves the needs of children and families by providing a community to heal the body, mind and spirit, and break the cycle of abuse and neglect.
43	<b>Agency/Group/Organization</b>	U.S. Department of Veteran Affairs - Healthcare for Homeless
	<b>Agency/Group/Organization Type</b>	Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Healthcare for Homeless Veterans works to provide community-based residential treatment for veterans in the community.
44	<b>Agency/Group/Organization</b>	University Health System
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	University Health System is a nationally recognized teaching hospital and a network of outpatient centers owned by the people of Bexar County.
45	<b>Agency/Group/Organization</b>	University of the Incarnate Word
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The University of the Incarnate Word is a Catholic institution that welcomes to its community persons of diverse backgrounds, in the belief that their respectful interaction advances the discovery of truth, mutual understanding, self-realization, and the common good.

46	<b>Agency/Group/Organization</b>	US Dept of the Treasury - Office of the Comptroller of Currency
	<b>Agency/Group/Organization Type</b>	Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The OCC charters, regulates, and supervises all national banks and federal savings associations as well as federal branches and agencies of foreign banks.
47	<b>Agency/Group/Organization</b>	VIA Metropolitan Transit
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	VIA is committed to promoting positive relations and outreach in the community. A number of programs are offered to engage the community in public transportation and create partnerships with those they serve.
48	<b>Agency/Group/Organization</b>	Wallis Bank
	<b>Agency/Group/Organization Type</b>	Business Leaders Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Wallis State Bank is a full service community bank with the ability to serve the smallest rural customers to the largest international customers while still maintaining the highest level of personal service.
49	<b>Agency/Group/Organization</b>	Wells Fargo
	<b>Agency/Group/Organization Type</b>	Civic Leaders Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Wells Fargo is a national bank with a local community presence in San Antonio. Wells Fargo invests in community nonprofit organizations, team members volunteer hours, and have national partnerships with human rights, social services and environmental organizations.
50	<b>Agency/Group/Organization</b>	Westside Development Corporation
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Westside Development Corporation fosters economic development in the area to create viable urban communities.

51	<b>Agency/Group/Organization</b>	Workforce Solutions Alamo
	<b>Agency/Group/Organization Type</b>	Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Workforce Solutions Alamo helps build a workforce to meet the demands through investments that support economic growth.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of San Antonio took great lengths to include a wide array of community stakeholder agencies from workforce to veteran to lending institutions to affordable housing providers. Since the engagement sessions, several other entities approached the City requesting to be included in similar types outreach efforts in the future. The City will also maintain a registry of community organizations to our future outreach efforts.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of San Antonio invited the Bexar County Community Development team to attend the Stakeholder Engagement Session.



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## PR-15 Citizen Participation

### 1. Summary of citizen participation process/ efforts made to broaden citizen participation:

#### Summarize citizen participation process and how it impacted goal-setting

The City of San Antonio conducted a Consolidated Plan Community Needs survey, in both English and Spanish, online and in paper format during the months of February and March, 2015. The survey was accessible to all San Antonio residents. A hard copy of the survey, in English and Spanish, was made available for distribution to local non-profits and in other locations such as all 26 public library and city agencies. The survey questions were divided into the following categories:

- Demographic information
- Community needs assessment
- Funding priorities for 2015-2019
- Fair Housing and Discrimination Issues
- An open-ended question to address concerns and/or community needs that were not asked in the survey

Over 830 electronic surveys were received via internet and over 820 residents responded to the survey in paper format. The City worked with the University of Texas at San Antonio, Center for Urban and Regional Planning Research (CURPR) and the National Association for Latino Community Asset Builders (NALCAB) to assist with data entry of the handwritten/paper format surveys and overall survey analysis.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Hearing	Non-targeted/broad community	Over 50 residents of San Antonio attended four public meetings on community needs in four different areas of the city	A complete summary of comments received is included as an attachment to the Con Plan.	All comments were accepted.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	1655 San Antonio residents accessed the survey	A complete summary of comments received is included as an attachment to the Con Plan.	All comments were accepted.
3	Stakeholder Meeting	Stakeholders	Over 80 stakeholders from 43 organizations attended a facilitated focused working session	A complete summary of all comments received is included as an attachment to this Con Plan	All comments were accepted
4	Stakeholder Meeting	Key Stakeholders	Key stakeholders were contacted for in-person meetings to discuss the needs, goals and priorities for allocation of CDBG, HOME, ESG funds to provide decent housing, a suitable living environment and economic opportunities to residents of San Antonio.	A complete summary of all comments received is included as an attachment to this Con Plan.	All comments were accepted.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
5	Public Hearings	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	Two Public Hearings were conducted at City Council Chambers on June 17, 2015 and August 5, 2015 in the evening at 6pm to allow for greater participation. A detailed summary is located in the attachment to the Con Plan.	A complete summary of all comments received is included as an attachment to this Con Plan.	All comments were accepted.

**Table 3 – Citizen Participation Outreach**

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# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Like many communities across the county, affordability is by far the largest housing problem facing San Antonio. The lack of affordable housing available in the market has a direct impact on nearly one-third of the local population. This section assesses the housing needs in San Antonio by analyzing various demographic and economic indicators and their impact on housing affordability. In order to comprehend the current needs of the community, it is necessary to examine trends in population, area median income, and the current housing market, and to intersect those data points with a more nuanced analysis of variables such as race, household dynamics, and substandard housing conditions.

Population growth is an underlying factor in the demand for housing, and directly influences the current housing market and availability of adequate housing. San Antonio has witnessed tremendous population growth over the past thirteen years, approximately 18% between 2000 and 2013, which has only exasperated the housing affordability issue impacting the city.

With population growth, the quality and quantity of housing is compromised, as the current housing market (supply) is unable to fulfill the growing needs (demand) of current and new residents. Housing affordability then becomes an issue that is compounded by an array of social and economic factors often times caused by external influences including, but not limited to, the local housing market and wage standards.

Rising home values further delineate barriers to housing affordability when coupled with stagnant income growth and substandard housing options. During the aforementioned 13-year period, San Antonio experienced an unprecedented increase in home and rent values, which corresponds with a substantial increase in the number of households that are financially burdened by the cost of housing. It is estimated that 161,500, or **34% of households, are financially unable to afford housing** in San Antonio.

Many households that are housing cost burdened find themselves financially unable to undertake rehabilitation projects necessary to make their home safe for occupancy. These repairs include, but are not limited to, providing adequate plumbing, kitchen facilities, and correcting substandard housing conditions. According to the American Community Survey 5-Year Estimates, approximately 7,195 homes in San Antonio are considered substandard.

A key goal of the Needs Assessment is to identify the nature and prevalence of housing issues experienced by San Antonio's citizens. The core issues examined herein include cost-burdened households, substandard housing, and overcrowded living conditions. These issues are juxtaposed with economic and demographic indicators to discern if certain segments of the population carry a disproportionate housing burden. Understanding the magnitude and incidence of housing issues in the community is crucial in aiding the City in setting evidence-based priorities for the CDBG and HOME programs.

**Data sources:** Primary data sources for the Consolidated Plan include: 2009-2013 American Community Survey 5-Year Estimates, 2007-2011 CHAS, Bureau of Labor Statistics, Boxwood Means market data, 2000 Census, 2010 Census, Center for Disease Control, Longitudinal Employer-Household Dynamics,

Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (IMS/PIC), SC Department of Health and Environmental Control, and local data sources.

Due to data constraints in HUD's CPD Maps tool, the maps contain data from the 2011 American Community Survey. Where possible, the data used in the tables and text throughout the plan is from the more current 2013 ACS. This disparity in the source data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations and distributions, not precise values.



## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The City of San Antonio experienced a population growth of approximately 18% between 2000 and 2013 (2013 ACS 5-Year Estimates) - with the population climbing from 1,151,663 to 1,359,033. Over the same time period the Median Household Income increased 26% to \$45,722. The poverty rate grew from 17.3% in 2000 to 19.9% in 2013. Furthermore, the percentage of homeowners with a mortgage who are cost burdened increased by 63% and the percentage of cost burdened renters increased by 40%. Currently, 31% of homeowners with a mortgage and 50% of renters are cost burdened due to housing costs. The data paint a picture of both growth and struggle for the community. Rising prices (in terms of wages and housing) are positive indicators of economic growth, but expensive housing puts continued pressure on low-to-moderate income households, pushing many of them into unsustainable housing situations. The chart below highlights demographic changes in population, number of households, and income between 2000 and 2013.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	1,151,663	1,359,033	18%
Households	407,961	477,134	17%
Median Income	\$36,214.00	\$45,722.00	26%

**Table 4 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

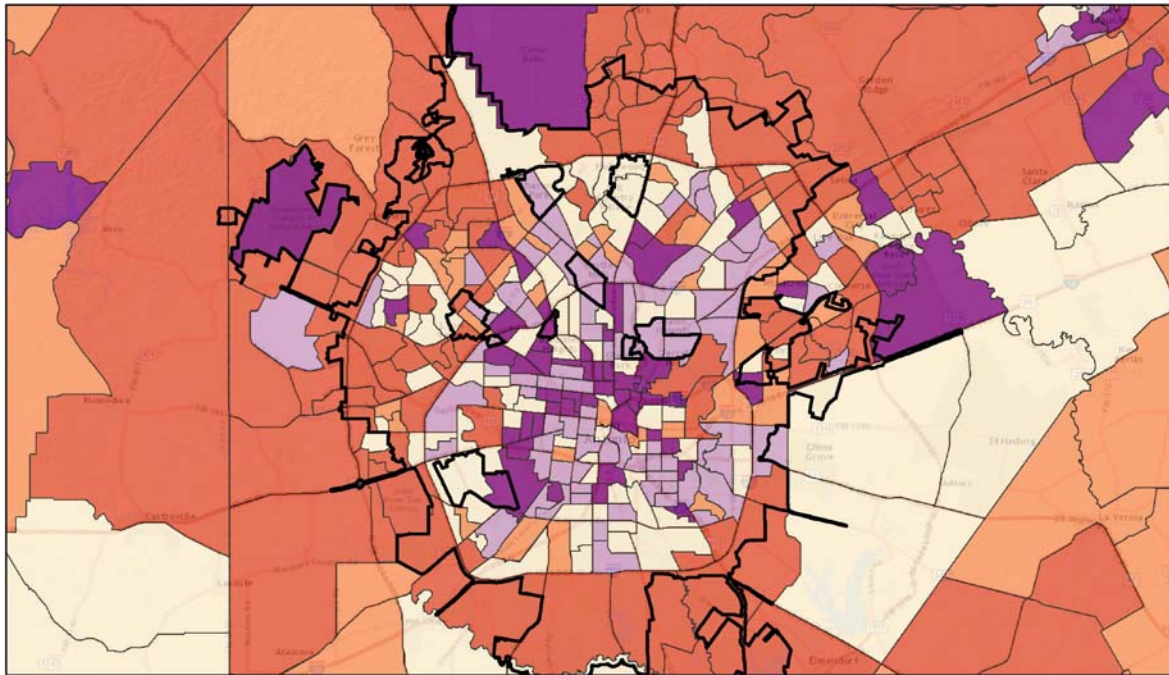
2000 Census (Base Year) 2009-2013 ACS (Most Recent)

### Demographic Maps

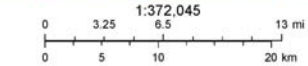
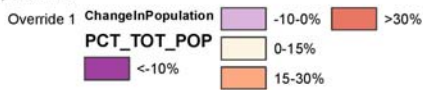
This series of maps visually display the geographic distribution of demographic trends in the City of San Antonio across a few key indicators. Population change, density, income, and poverty are amongst the variables that will be reviewed.



### Population Change -



January 25, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

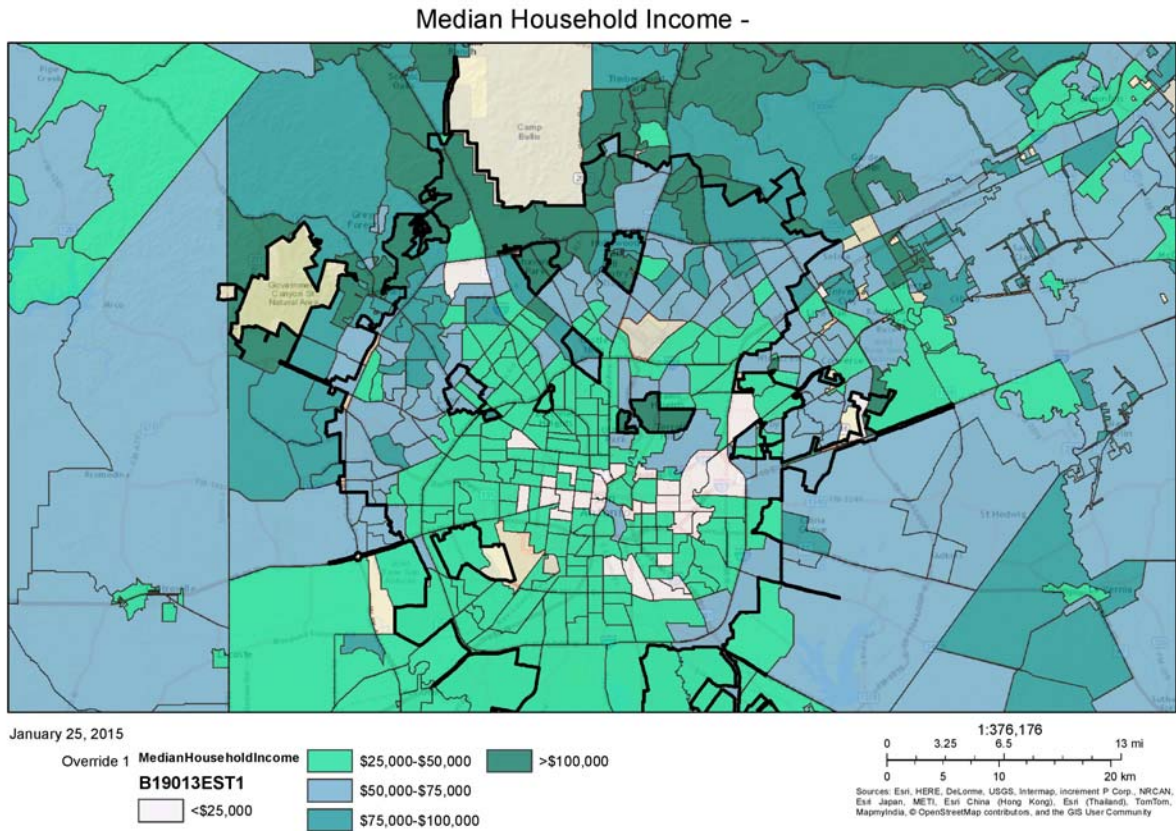
### Population Change

The map above displays population change throughout San Antonio since 2000. While the average growth rate for the City as a whole was 18%, some areas experienced higher, and others lower, growth. The dark purple shaded areas of the map saw a population decline of greater than 10%, whereas the lighter purple areas declined between 10% and 0%. The beige shaded areas experienced between 0% and 15% population growth, whereas the light orange areas experienced between 15% and 30%. The dark orange areas of the map saw the highest growth rates at greater than 30%.

### Household Income

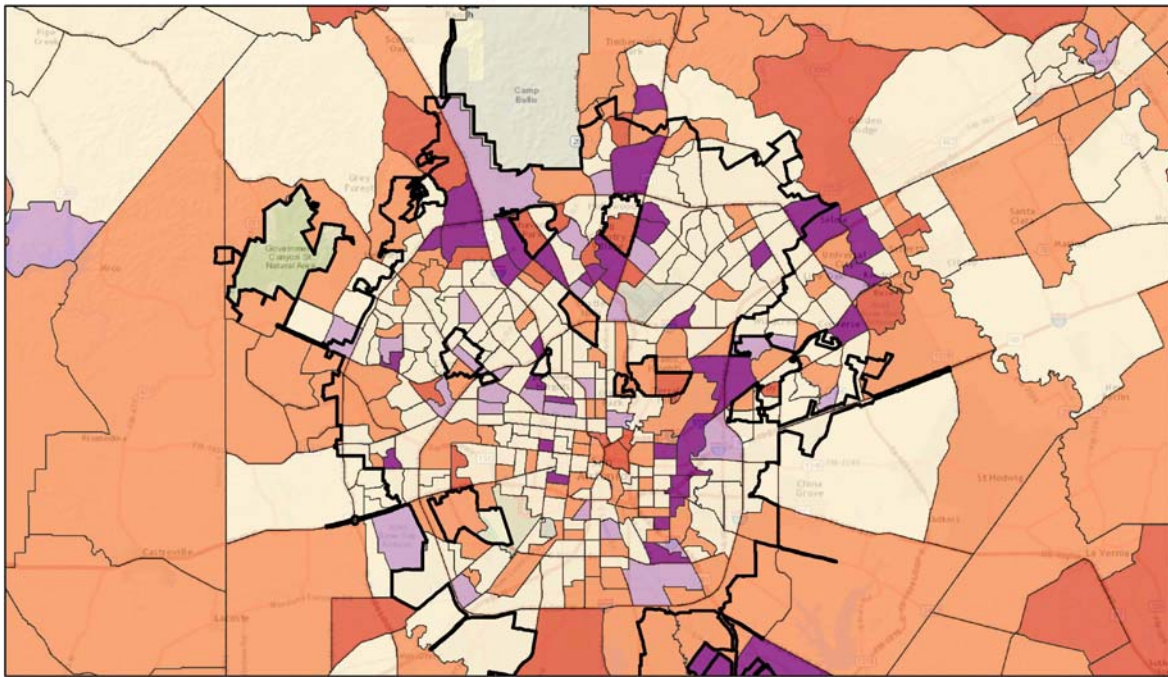
The below map displays median household incomes throughout San Antonio. In 2013 the median household income for City of San Antonio was \$45,722. Areas shaded in white represent the lowest income ranges with median incomes of less than \$25,000. Median incomes increase as the shading for the areas darken. Areas shaded in dark green have median incomes of over \$100,000.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.

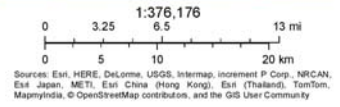


# Change in Income

## Change in Median Income -



January 25, 2015

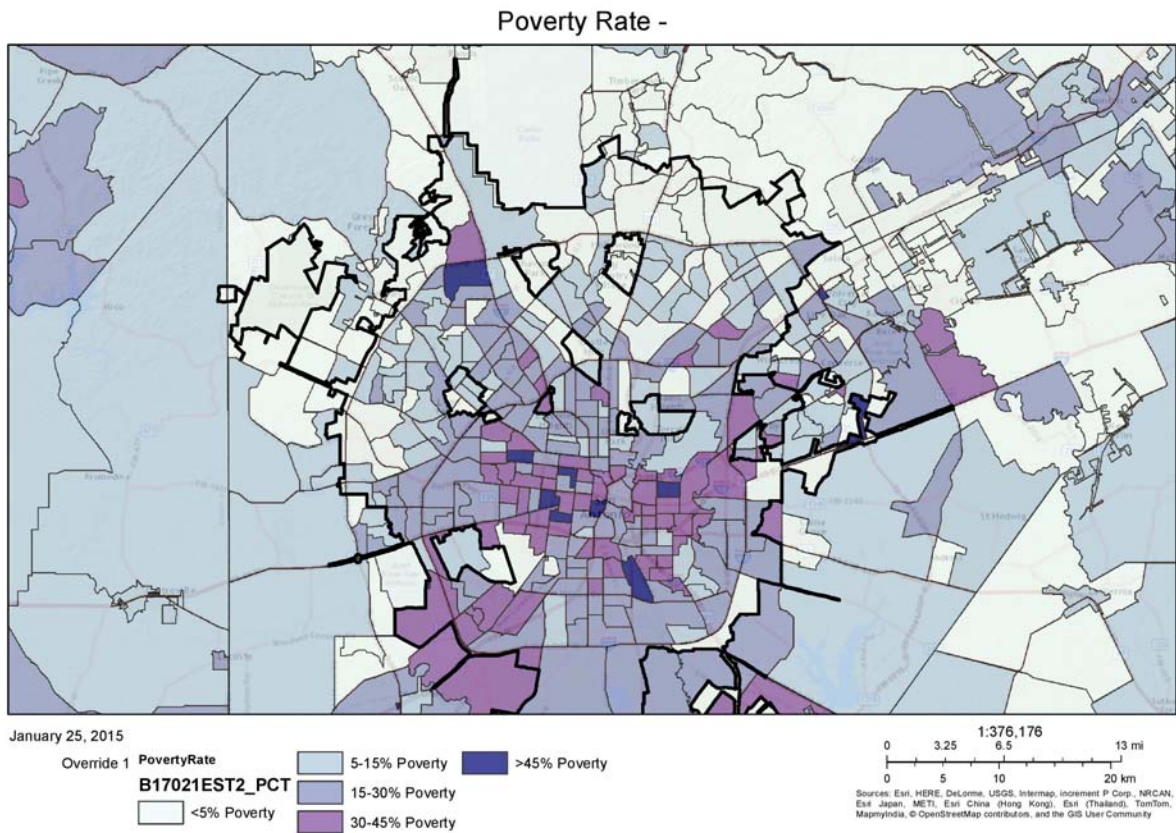


## Poverty

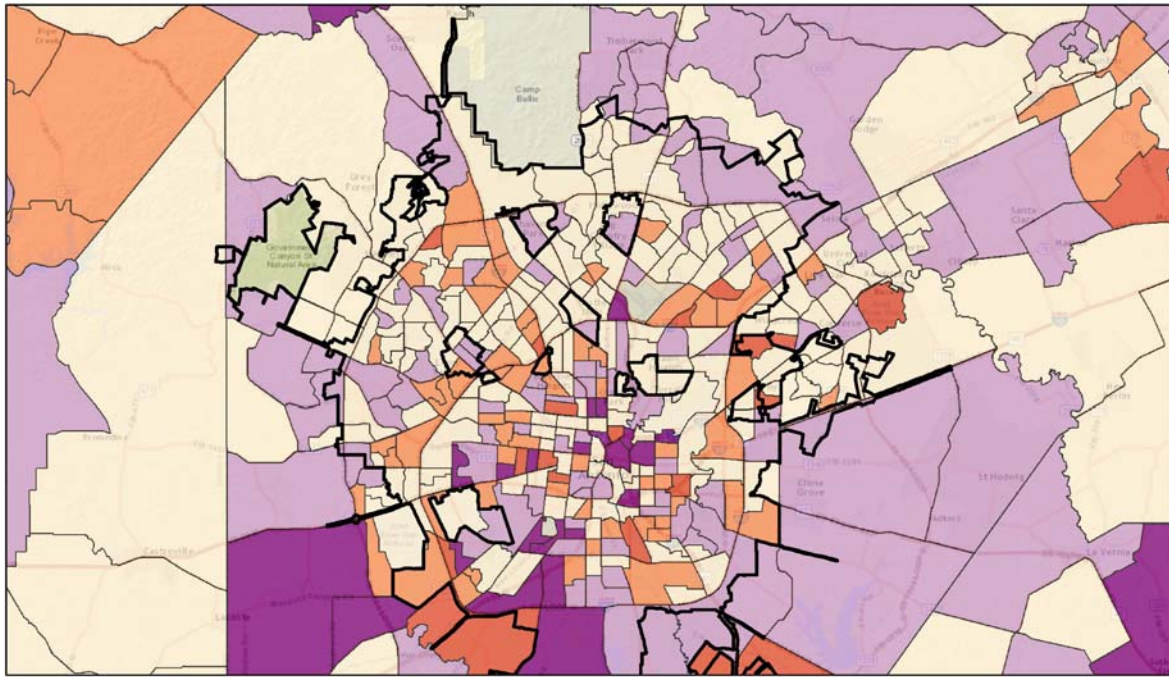
The following two maps look at poverty in San Antonio. The first map displays the current concentrations of poverty throughout the City and the second shows how poverty has changed over time.

As noted above, the poverty rate increased from 17.3% in 2000 to 19.9% in 2013.

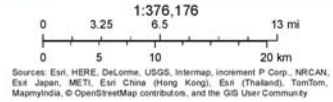
**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.



### Change in Poverty Rate -



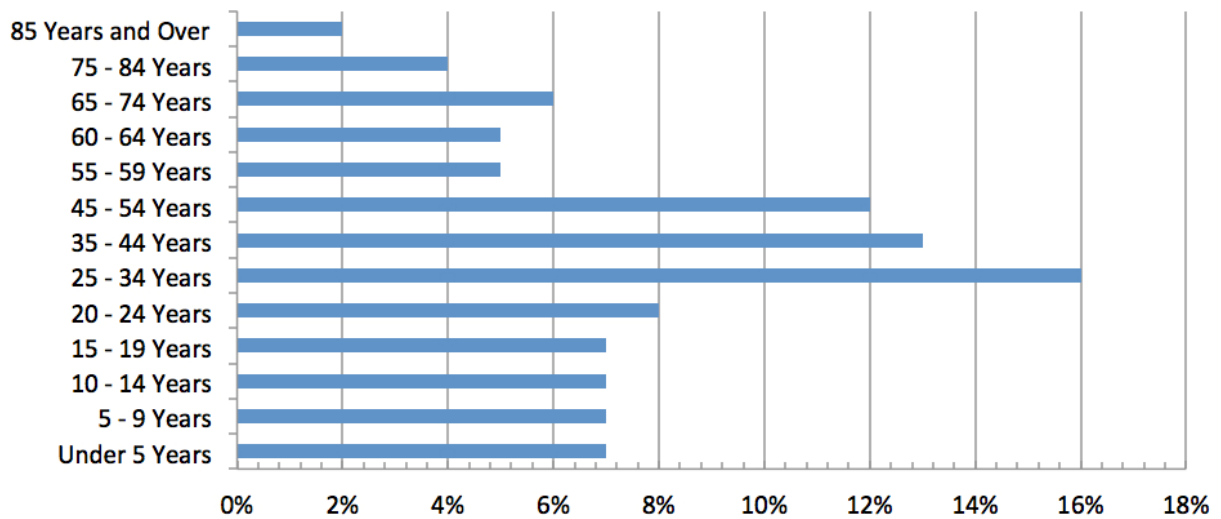
January 25, 2015



### San Antonio Population by Age

San Antonio's age distribution appears as follows. The median age in 2013 was 33 years of age (source: City Planning Department February 2015).

### San Antonio Population by Age





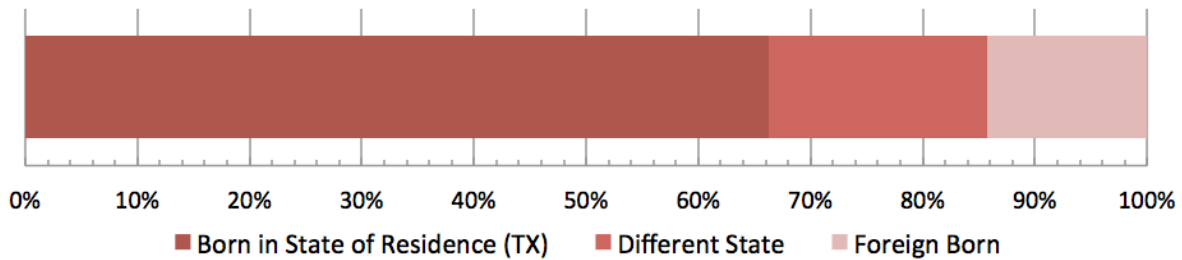
### Racial Composition

Racially, San Antonio Residents are 80% self-identified as white (this category includes some, but not all Hispanic residents), 7% Black or African American, .5% Native American, 3% Asian, .1% Native Hawaiian or Pacific Islander, and 2.5% two or more races. Of the overall population in 2013, 63% identify as Hispanic or Latino of any race. Fifty-seven percent of all residents identify as Mexican, and 5% identify as Other Hispanic or Latino (1% reported Cuban and .3% reported Puerto Rican) (source: City Planning Department February 2015).

### Place of Birth

In 2013, 65% percent of San Antonio residents were born in the State of Texas, with 19% moving from other states, and 14% born abroad. Of those foreign born, 36% are currently naturalized US Citizens, with the remaining 64% non-US Citizens. These figures are roughly comparable to Texas as a whole (source: City Planning Department February 2015).

#### Place of Birth



### Place of Birth

#### Foreign Born Residents

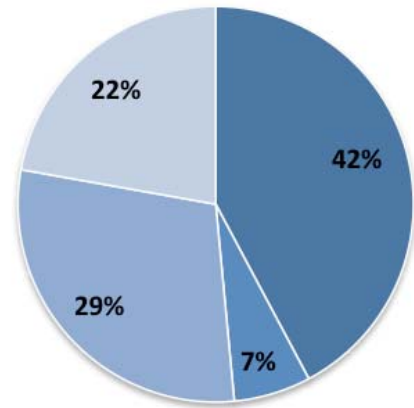
Of the estimated 200,418 residents born abroad, 89% entered the United States before 2010, with 11% entering after. Nearly 45% of San Antonio residents speak a primary language other than English at home. Forty percent of San Antonio residents communicate at home in Spanish; the remaining 4.5% speak Indo-European languages (1.6%), Asian and Pacific Islander languages (1.8%), and other languages (5%) (source: City Planning Department February 2015).

### Household Types

Primarily San Antonio households are comprised of married-couple families (42%), followed by people living alone (29%), other kinds of families (22%), and other non-family households (7%). San Antonio proportions of household typologies are roughly stable from the 2012 to 2013 estimate figures, with the percentage of married-couple families 8 percentage points lower than in Texas as a whole, and slightly more householders living alone (4% more) in San Antonio (source: City Planning Department February 2015).

### Household Types

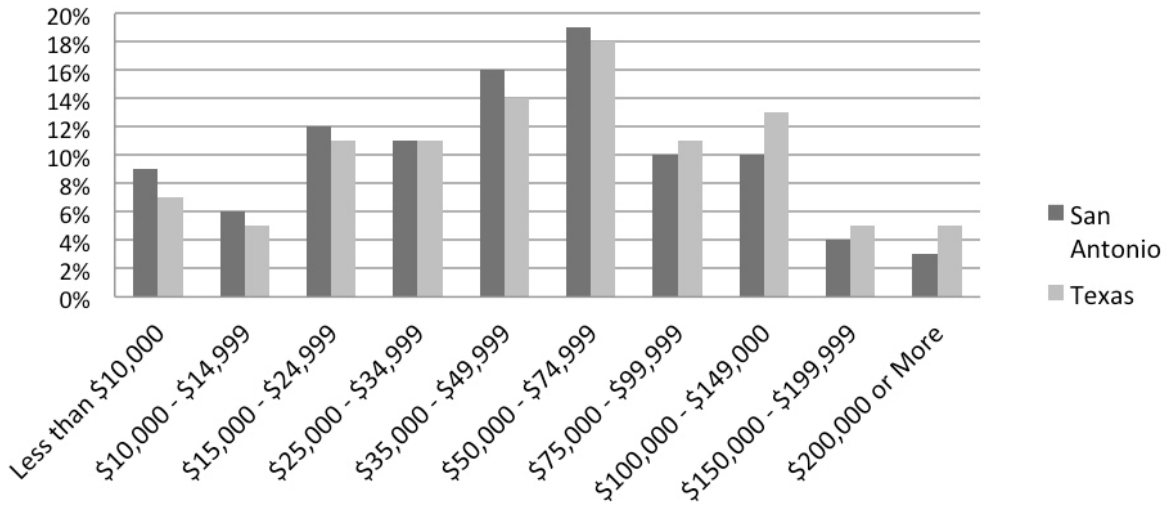
- Married-couple families
- Other non-family households
- People living alone
- Other families



### City and State Household Income and Benefits Comparison

Comparison between Household Income and Benefits for San Antonio and the State of Texas illustrates earnings across the State falling on the higher end of the distribution. A comparison of San Antonio and Texas household median and mean incomes bears out this dynamic, with San Antonio households earning median and mean incomes of \$45,399 and \$60,707, versus the State of Texas median and mean household incomes of \$51,704, and \$73,422 (source: City Planning Department February 2015).

#### Household Income and Benefits (2013 Inflation Adj. Dollars)



**Number of Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	65,195	56,735	84,470	46,585	215,520
Small Family Households *	21,615	20,470	32,465	19,830	112,680
Large Family Households *	6,345	7,265	10,550	6,035	22,130
Household contains at least one person 62-74 years of age	9,799	9,845	13,920	7,465	34,150
Household contains at least one person age 75 or older	7,230	7,715	9,260	4,500	16,435
Households with one or more children 6 years old or younger *	14,949	14,010	16,819	9,550	27,990
* the highest income category for these family types is >80% HAMFI					

**Table 5 - Total Households Table**

Data Source: 2007-2011 CHAS

**Household Distribution**

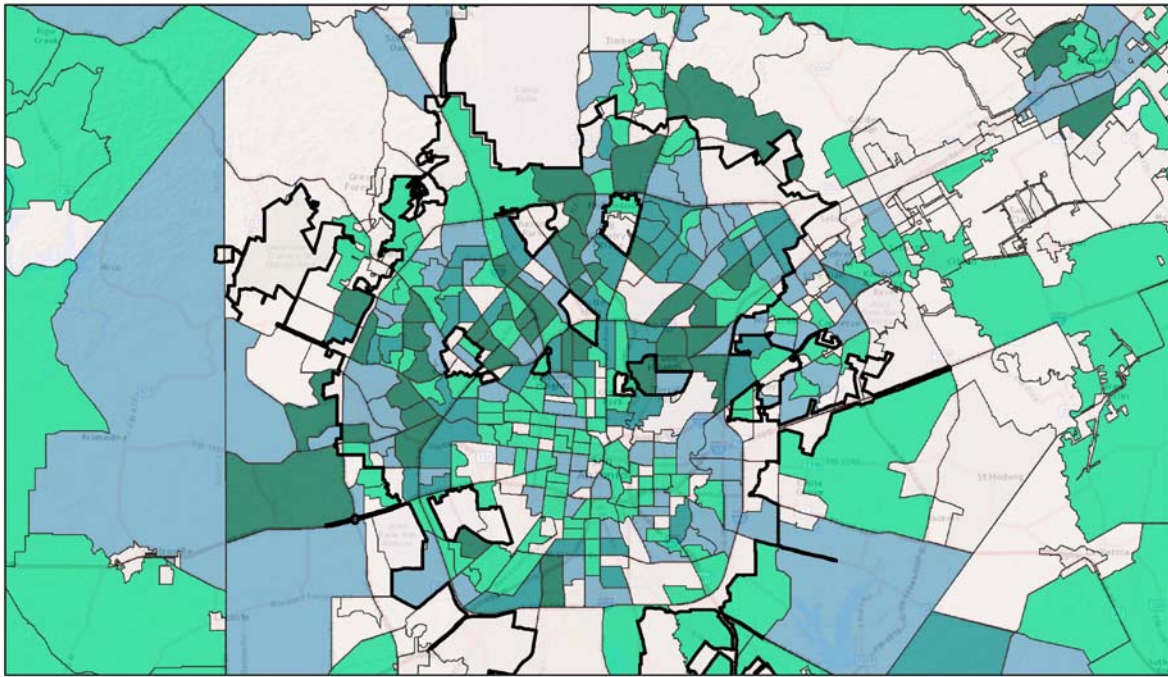
This table breaks down family dynamics and income in San Antonio using 2011 CHAS data. Small families are much more prevalent, which is keeping with the smaller average household size in San Antonio and the nation as a whole.

**Household Density and Size**

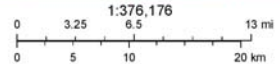
The following two maps look at the distribution of households in the community. The first map looks at the total distribution of households in San Antonio. The second map displays average household size, giving a view of where larger and smaller families tend to live throughout the city.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.

### Household Distribution -

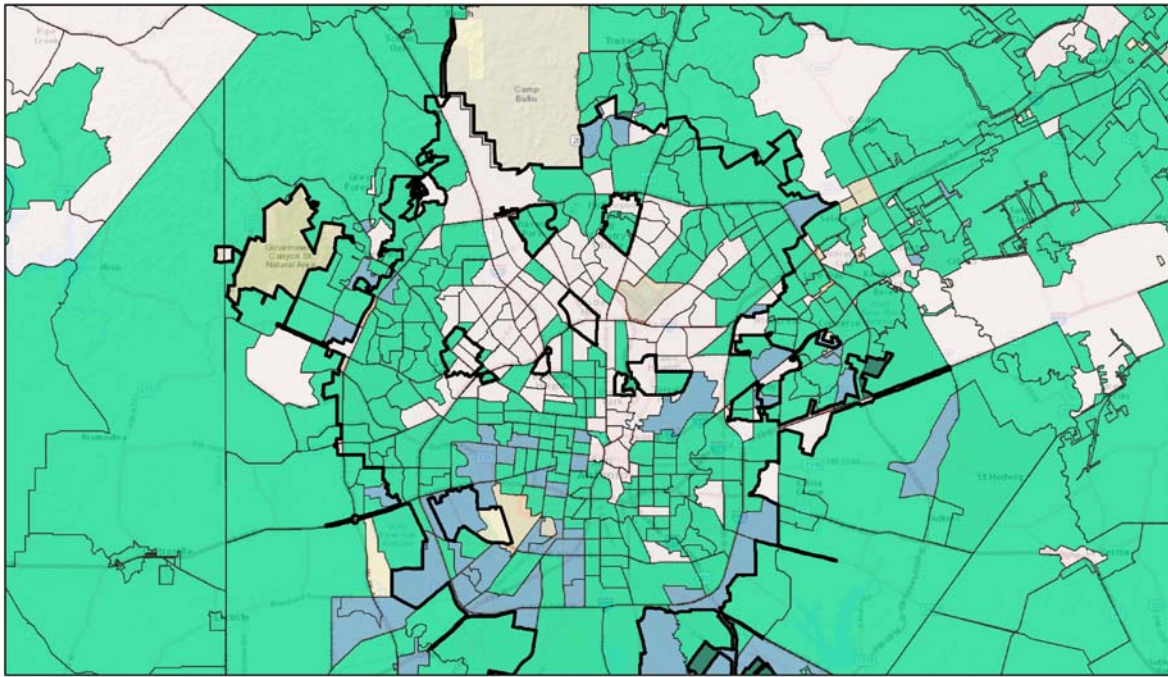


January 25, 2015

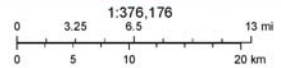


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Average Household Size -



January 25, 2015

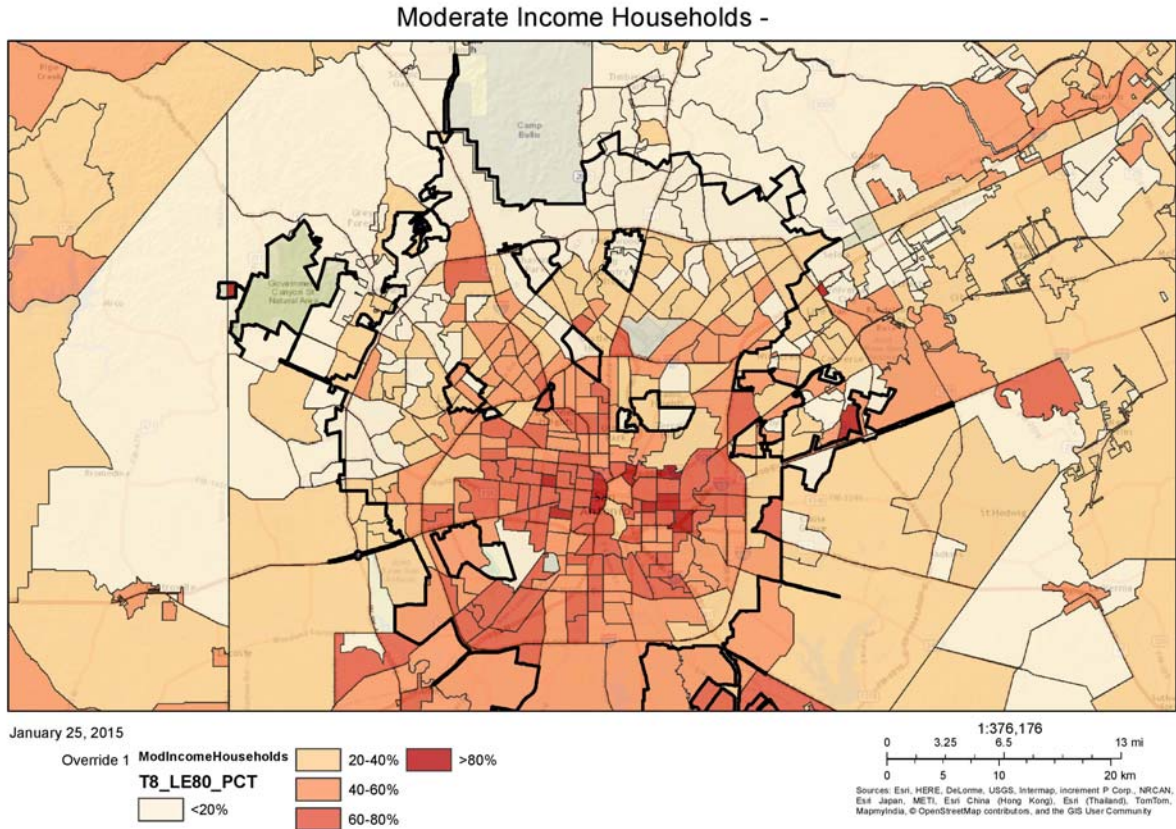


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

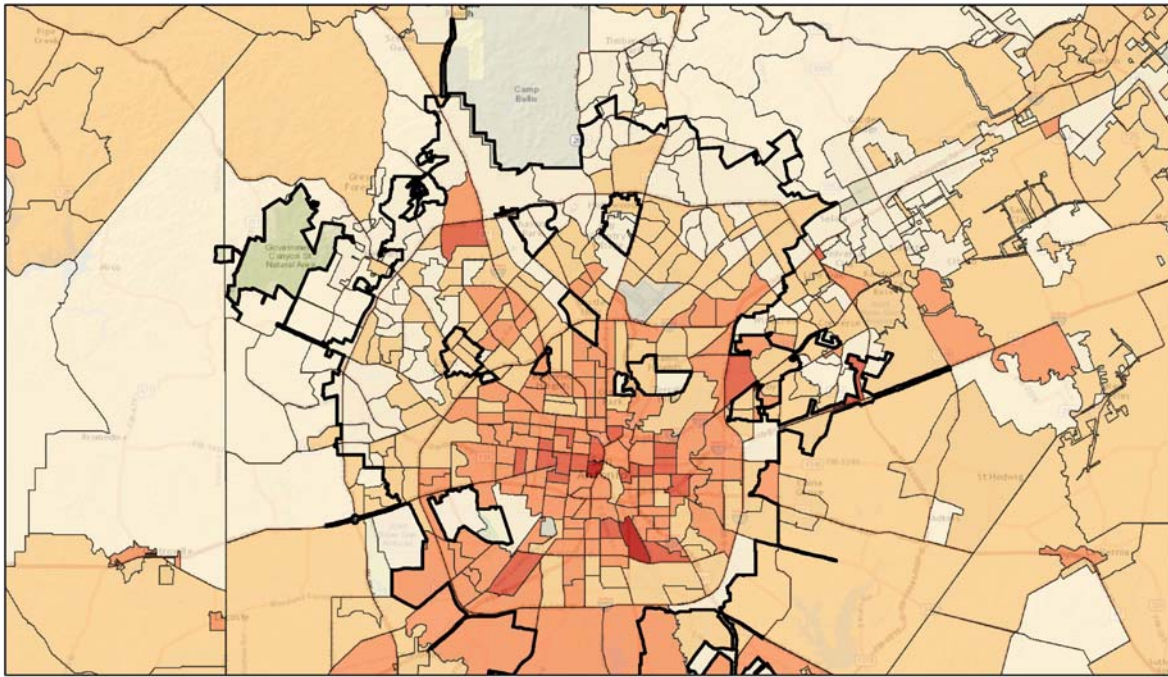
### Low and Moderate Income Households

The following series of maps displays concentrations of Low and Moderate Income (LMI) households throughout San Antonio. The first map displays the distribution of moderate income households, whereas the second map focuses on low-income and the third on extremely low-income.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.



Low Income Households -

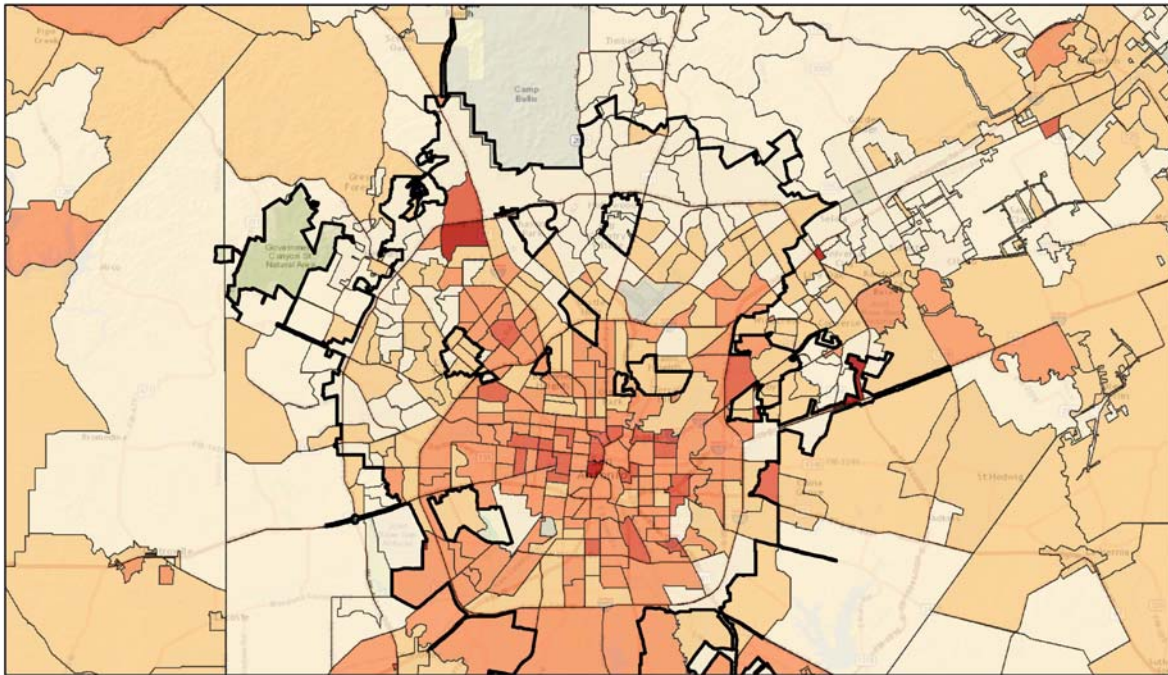


January 25, 2015

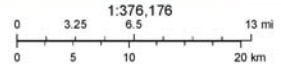


1:376,176  
 0 3.25 6.5 13 mi  
 0 5 10 20 km  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Extremely Low Income Households -



January 25, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



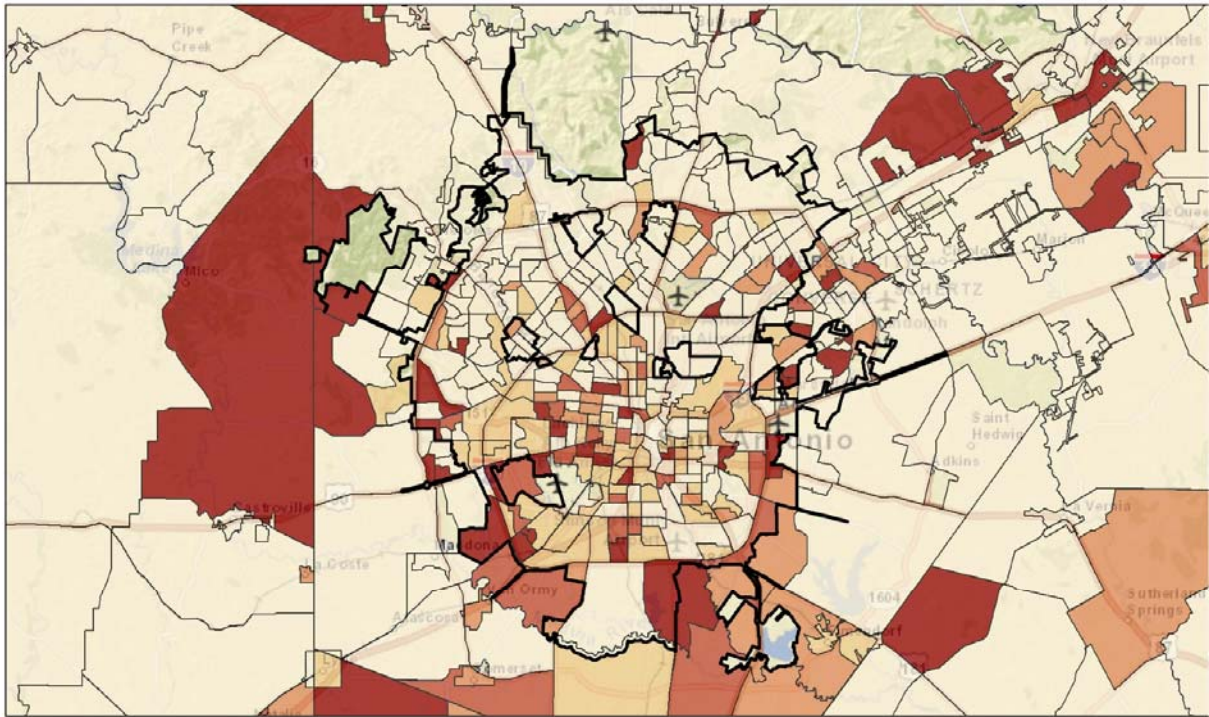
## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

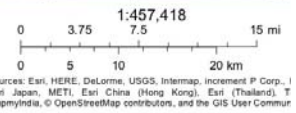
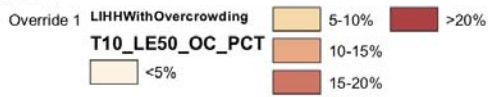
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	765	705	595	360	2,425	449	355	255	185	1,244
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,075	610	880	219	2,784	190	295	535	184	1,204
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,165	2,235	2,125	755	7,280	585	1,079	1,960	890	4,514
Housing cost burden greater than 50% of income (and none of the above problems)	25,435	11,765	2,680	170	40,050	10,365	6,435	4,680	1,585	23,065
Housing cost burden greater than 30% of income (and none of the above problems)	3,850	12,715	18,255	3,060	37,880	2,625	5,325	11,390	6,040	25,380
Zero/negative Income (and none of the above problems)	6,710	0	0	0	6,710	2,155	0	0	0	2,155

**Table 6 – Housing Problems Table**

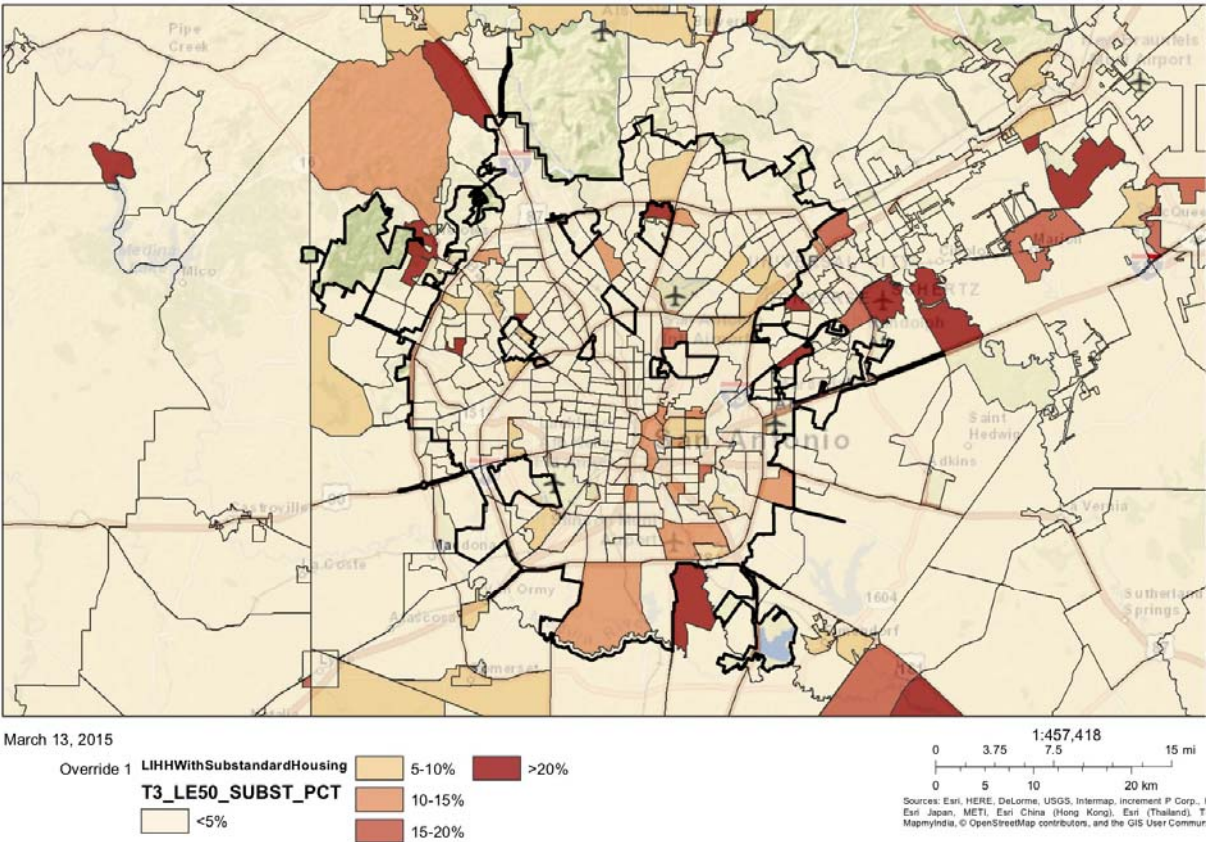
Low Income Households with Overcrowding -



March 13, 2015



Low Income Households with Substandard Housing -



The HUD term “substandard housing” defined as one of three issues, lack of plumbing and kitchen facilities, overcrowding or cost burden. This map shows certain affluent areas of the City and County where currently residing low income persons live in “substandard housing”. It is concluded that the primary issues in these locations with respect to low income persons is that they are cost burdened, primarily to do with high housing sales and rent costs.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	29,450	15,325	6,280	1,505	52,560	11,590	8,155	7,440	2,860	30,045
Having none of four housing problems	9,705	17,825	36,920	18,375	82,825	5,580	15,430	33,830	23,845	78,685
Household has negative income, but none of the other housing problems	6,710	0	0	0	6,710	2,155	0	0	0	2,155

**Table 7 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

**LMI Households with Severe Housing Problems**

The above table shows households with at least one severe housing problem broken out by income and occupancy. The broad trend in the data is simply the lower the income in a household, the greater presence of severe housing problems.

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	12,770	10,885	8,605	32,260	4,039	4,675	7,489	16,203
Large Related	3,430	3,030	1,469	7,929	1,710	2,335	2,290	6,335
Elderly	5,000	3,310	2,194	10,504	5,275	3,985	3,660	12,920
Other	11,565	9,820	9,545	30,930	2,905	1,815	3,235	7,955
Total need by income	32,765	27,045	21,813	81,623	13,929	12,810	16,674	43,413

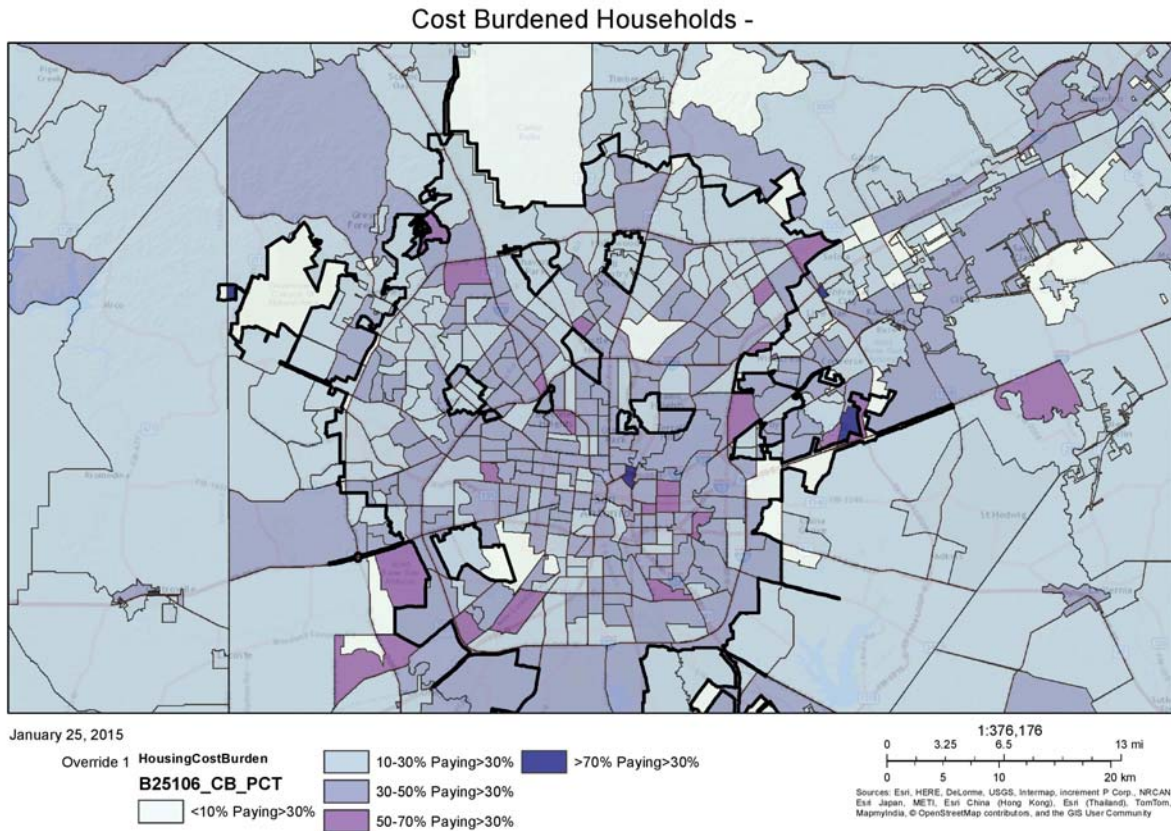
**Table 8 – Cost Burden > 30%**

Data 2007-2011 CHAS

Source:

The table above displays 2011 CHAS data on cost burdened households in San Antonio in the 0% to 80% AMI cohorts. HUD defines cost burden as paying more than 30% monthly income on housing costs. The map below shows the distribution of cost-burdened households.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.



#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	11,335	4,630	855	16,820	3,450	2,510	2,165	8,125
Large Related	2,655	940	84	3,679	1,465	1,120	280	2,865
Elderly	3,575	1,605	534	5,714	3,660	1,875	990	6,525
Other	10,565	5,215	1,305	17,085	2,585	1,295	1,310	5,190
Total need by income	28,130	12,390	2,778	43,298	11,160	6,800	4,745	22,705

**Table 9 – Cost Burden > 50%**

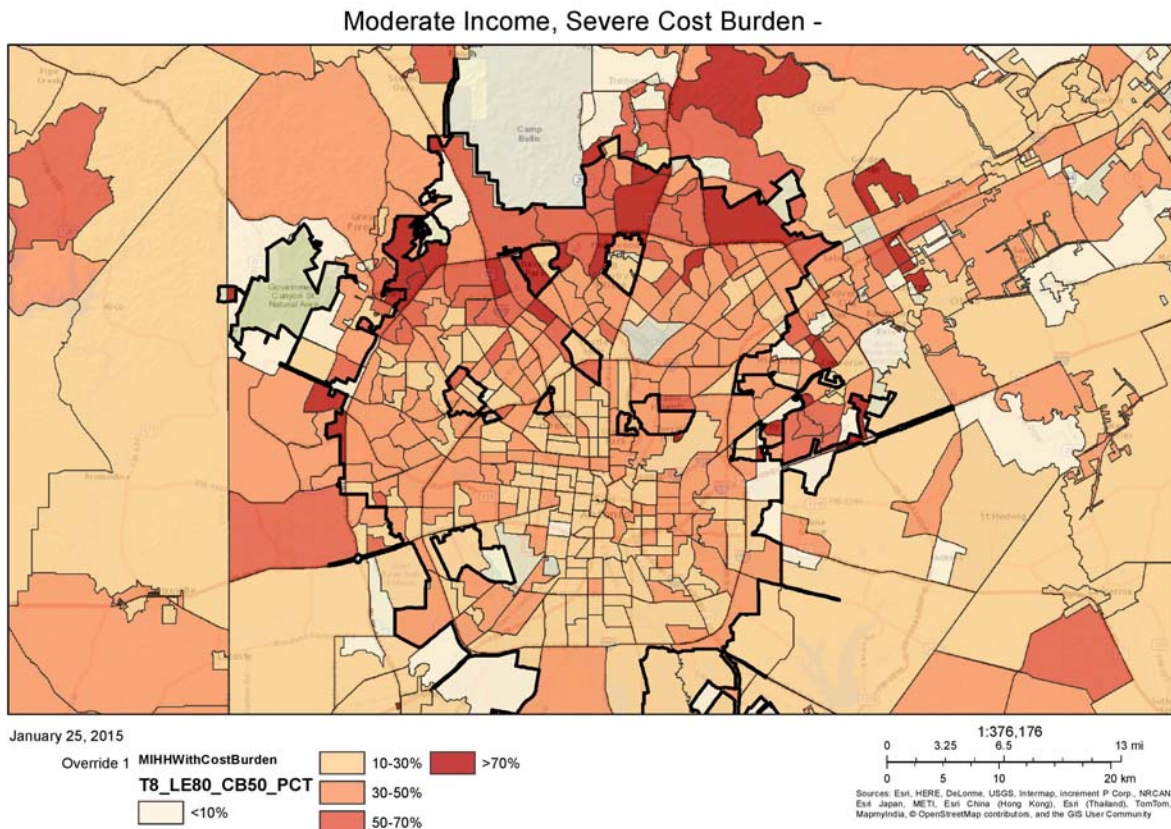
Data 2007-2011 CHAS

The data above highlights the problem of severe cost burden in San Antonio, which is defined as paying more than 50% of household income on housing costs.

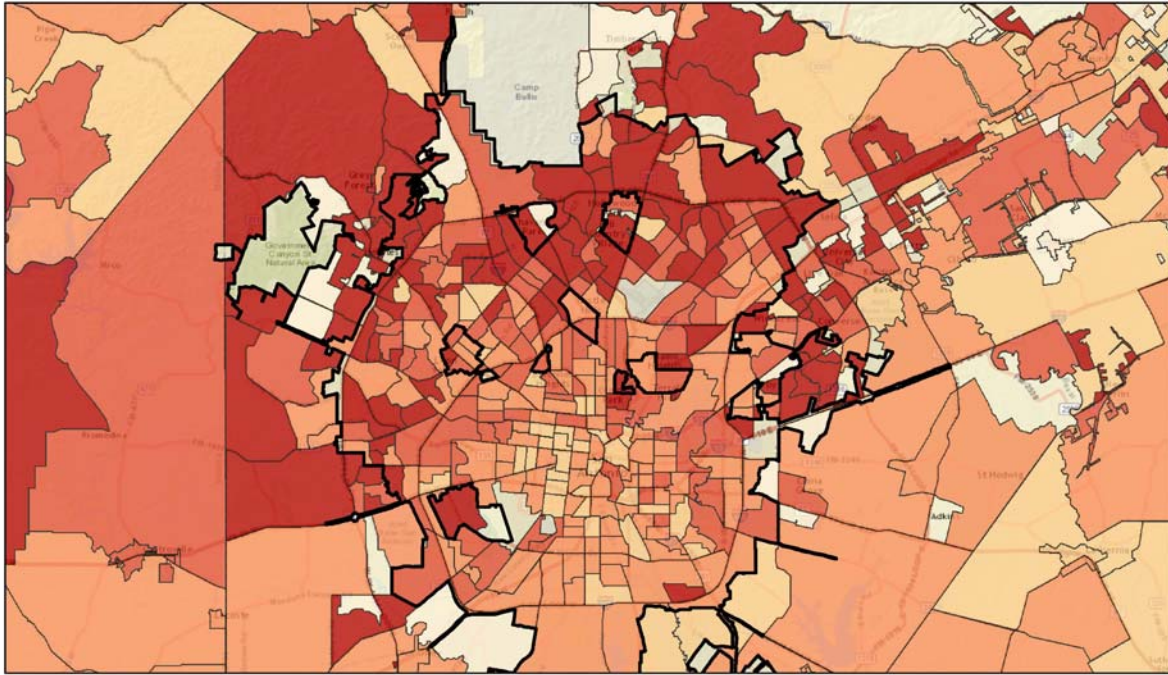
#### Severely Cost Burdened LMI Households

The below series of maps displays the percentages of extremely low, low and moderate income households that are severely cost burdened in San Antonio.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.



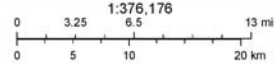
Low Income, Severe Cost Burden -



January 25, 2015

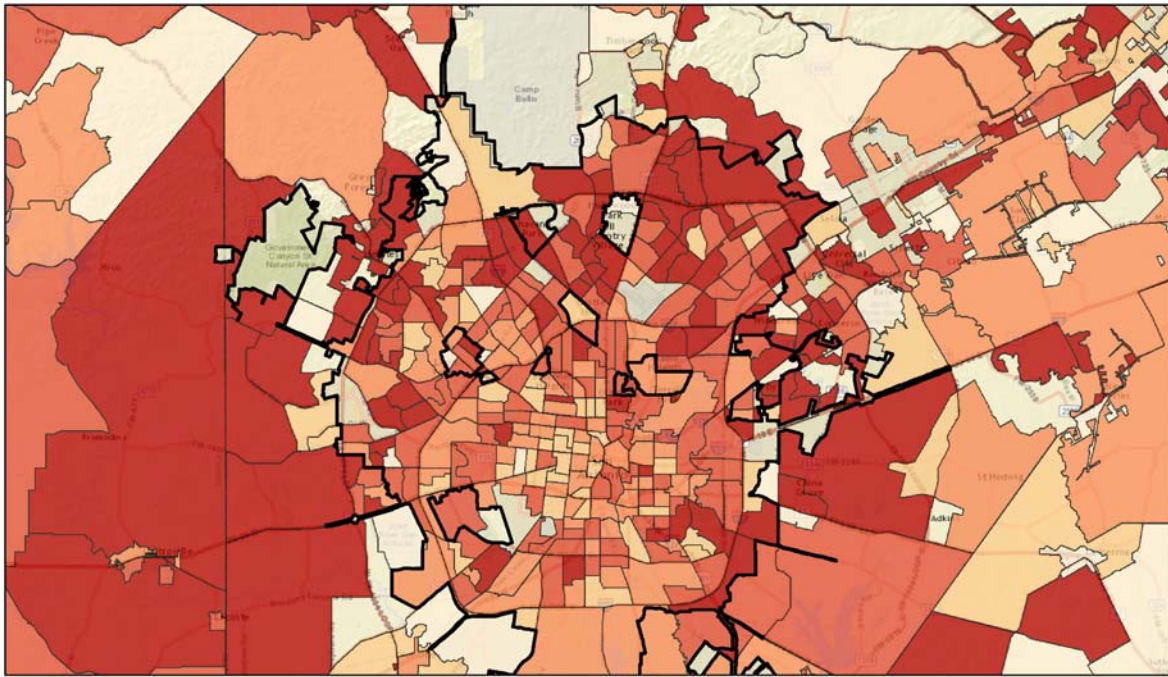
Override 1 LIHWWithCostBurden  
T8\_LE50\_CB50\_PCT

	10-30%		>70%
	30-50%		
	<10%		50-70%



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Extremely Low Income, Severe Cost Burden -



January 25, 2015

Override 1 ELIHWithCostBurden  
**T8\_LE30\_CB50\_PCT**  
 <20% 20-40% 40-60% 60-80% >80%

1:376,176

0 3.25 6.5 13 mi  
 0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,755	2,330	2,255	793	8,133	504	725	1,590	489	3,308
Multiple, unrelated family households	524	509	645	134	1,812	265	679	904	580	2,428
Other, non-family households	10	75	130	80	295	0	15	25	15	55
Total need by income	3,289	2,914	3,030	1,007	10,240	769	1,419	2,519	1,084	5,791

**Table 10 – Crowding Information – 1/2**

Data: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 11 – Crowding Information – 2/2**

Data Source

### Describe the number and type of single person households in need of housing assistance.

The 2013 American Community Survey 5-Year estimates show that 28% of occupied housing units in San Antonio are single-person households - a total of 135,506 households. Furthermore, single-person households are much more likely to be renters. Approximately 38% of renter-occupied units are single-person households as compared to 21% of owner-occupied households.

Because single-person households are more likely to be renters, it is important to note that ACS estimates show 50% of renters in San Antonio are cost burdened - meaning they pay more than 30% of their income on housing costs (2013 ACS). In contrast, only 31% of homeowners are cost burdened. Overall, these percentages represent a significant portion of the population experiencing housing cost burden and needing assistance. Furthermore, the poverty rate in the city has increased to 19%.

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

#### Disabled

According to 2013 ACS estimates, 13.6% of San Antonio's population (approximately 181,817 persons) has some sort of disability. Of that population 16 and over, 41.3% are in the work force and 13.2% are unemployed. Furthermore, 26.4% of disabled persons are living below the poverty level – a rate more than 30% higher than the general population without a disability.

## **Domestic Violence and Sexual Assault**

In Texas, domestic violence is legally referred to as family violence. The annual Crime in Texas report published by the Texas Department of Public Safety explains: "The Texas Family Code defines Family Violence as an act by a member of a family or household against another member that is intended to result in physical harm, bodily injury, assault, or a threat that reasonably places the member in fear of imminent physical harm." Sexual assault includes rape and any other form of non-consensual sexual behavior or contact.

The 2013 Crime in Texas report indicates that there were 8,222 reported incidents of family violence in San Antonio. In terms of victim/offender relationship the report explains that statewide, "The largest percentage of family violence reports was between other family members. The second most commonly reported relationship among offenders and victims was married spouses and the third most common relationship was common law spouses."

Furthermore, the report indicates that there were 1,573 reported incidents of family violence in San Antonio. The report provides a statewide analysis of the sexual assault data: "The most significant number of sexual assault victims (in relation to the offender) were: female acquaintances (15.89%), other female family members (11.2%), female strangers (9.32%), female friends (7.79%), girlfriends (7.42%), unknown females (6.52%), daughters (5.42%), stepdaughters (5.3%), and otherwise known females (6.77%). Most sexual assault victims were non-family members (55%), while 45% of victims were related to the offender.

Domestic violence and sexual assault are notoriously underreported crimes, a fact that adds to the complexity of both tracking and combating these troubling social problems. With both crimes the actual incidents is likely much higher than the reported figures.

## **What are the most common housing problems?**

Like many communities across the nation, affordability is by far the largest housing problem in San Antonio. American Community Survey estimates show 50% of renters and 31% of homeowners with a mortgage as being housing cost burdened – defined by HUD as paying more than 30% of monthly household income on housing costs (2013 ACS). Furthermore, 12.2% of homeowners *without* a mortgage are also cost burdened. These households are traditionally on fixed incomes and become overstretched due to the costs of items like taxes, insurance, regime fees, and utilities. In total, approximately 161,514 households (98,291 renter-occupied and 63,223 owner-occupied) are financially overstretched due to housing in San Antonio. That's a significant portion of the population experiencing a housing cost burden.

ACS estimates indicate that there are approximately 7,195 substandard housing units in San Antonio that lack either complete kitchen facilities (4,655 units) or plumbing (2,540 units). While substandard housing is not a large problem when viewed as a percentage of the entire housing stock, having over 7,000 households living without adequate basic facilities is a problem that warrants attention and consideration in local planning efforts.

Overcrowding is defined by HUD as more than one person per room in a given housing unit, whereas severe overcrowding is defined as more than 1.5 persons per room. According to 2013 ACS estimates, 3.4% of all San Antonio households were overcrowded (16,329) and 1.3% were severely overcrowded (6,239). In total, there were 22,568 overcrowded households in San Antonio.

**Are any populations/household types more affected than others by these problems?**

In general, low-income renter households are much more likely to be affected by these housing problems. Renter households tend to experience housing problems at greater rates than owner households. Similarly, housing problems tend to increase as the income scale slides downward. Low-income renter households sit at the intersection of these trends and hence have a higher incidence of housing problems. As discussed above, ACS estimates show that 50% of San Antonio's renters are housing cost burdened, compared to 31% of homeowners with a mortgage. Furthermore, the CHAS data in the above housing problems table show that 67% of substandard and 64% of overcrowded households are rentals.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low income families with children and individuals have many needs that reach beyond housing. Primarily, they need access to services such as affordable childcare, education services and transportation. Homeless prevention programs in San Antonio find that their clients' lack of social supports and education supplements, and they frequently do not access Prevention services due to barriers of transportation and the inability to even miss one day of work. To address this issue, homeless prevention programs have extended outreach efforts to include community centers, apartment complexes, schools, and other locations. Experiencing a traumatic occurrence such as the sudden loss of job, a medical emergency, sudden deaths or domestic violence is also a characteristic of a low-income families and individuals at risk of becoming homeless.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

N/A

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Many individuals are living in units that cost more than what they are realistically able to afford, due to the instability of employment and the lack of affordable housing. High utility costs can also contribute to housing instability and an increased risk of homelessness.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) shares a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	50,335	9,625	7,490
White	10,175	1,780	2,160
Black / African American	5,610	875	460
Asian	805	90	310
American Indian, Alaska Native	415	40	0
Pacific Islander	20	0	0
Hispanic	32,865	6,790	4,460

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	39,945	15,310	0
White	8,270	3,105	0
Black / African American	3,410	1,045	0
Asian	590	185	0
American Indian, Alaska Native	90	40	0
Pacific Islander	50	0	0
Hispanic	26,995	10,805	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	37,780	43,390	0
White	11,835	10,650	0
Black / African American	2,950	2,405	0
Asian	470	510	0
American Indian, Alaska Native	260	130	0
Pacific Islander	0	150	0
Hispanic	21,780	29,090	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,000	34,835	0
White	4,240	10,624	0
Black / African American	1,040	2,665	0
Asian	340	485	0
American Indian, Alaska Native	20	160	0
Pacific Islander	0	20	0
Hispanic	6,000	20,579	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. Jurisdiction wide, 84% of households in the 0% - 30% AMI income cohort experienced at least one of the four housing problems. However, 100% of Pacific Islanders in this income category experienced at least one housing problem - 16% higher than the jurisdictional rate. Furthermore, Pacific Islanders in the 30%-50% AMI cohort experience a disproportionately greater need when it comes to housing problems. Jurisdiction wide, 72% of persons in this income group experience at least one of the four housing problems – compared to 100% of Pacific Islanders

Forty-seven percent of all San Antonio households in the 50%-80% AMI cohort experienced at least one of the four housing problems, while 67% of American Indian, Alaska Natives did so – a 20% disparity. Finally, Asians in the 80%-100% income cohort experienced a disproportionate need - with 41% of Asians experiencing one of the four housing problems, while only 26% of households in the jurisdiction did so.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any groups share a disproportionate burden of the area's severe housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience severe housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	42,285	17,675	7,490
White	9,235	2,715	2,160
Black / African American	4,660	1,825	460
Asian	765	130	310
American Indian, Alaska Native	415	40	0
Pacific Islander	20	0	0
Hispanic	26,810	12,855	4,460

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,585	34,670	0
White	4,700	6,670	0
Black / African American	1,530	2,925	0
Asian	400	375	0
American Indian, Alaska Native	60	65	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	50	0	0
Hispanic	13,520	24,280	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,975	69,200	0
White	3,545	18,935	0
Black / African American	750	4,600	0
Asian	120	860	0
American Indian, Alaska Native	0	390	0
Pacific Islander	0	150	0
Hispanic	7,465	43,395	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,645	43,185	0
White	760	14,094	0
Black / African American	415	3,295	0
Asian	80	750	0
American Indian, Alaska Native	0	175	0
Pacific Islander	0	20	0
Hispanic	2,310	24,275	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**



**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### **Discussion**

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to severe housing problems. Jurisdiction wide, 71% of persons in the 0% - 30% AMI income cohort experienced at least one of the four housing problems at severe level. However, 85% of Asians, 91% of American Indian and Alaskan Natives, and 100% of Pacific Islanders in this income category experienced at least one housing problem – a disparity greater than 10% for all groups. Within the 30%-50% AMI cohort, jurisdiction wide 37% of households experience at least one of the four housing problems at a severe level. However, 52% of Asians, 48% of American Indian and Alaska Natives, and 100% of Pacific Islanders in the 30%-50% AMI cohort experience a disproportionately greater need when it comes to severe housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section compares the existence of housing cost burden and severe cost burden amongst racial and ethnic groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

A household is considered to be cost burdened if they spend between 30% and 50% of monthly income on housing costs, and severely cost burdened if they spend more than 50% of monthly income on housing costs.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	302,590	78,405	65,495	7,705
White	118,130	23,310	17,590	2,195
Black / African American	17,965	6,860	6,695	465
Asian	5,615	1,365	1,350	310
American Indian, Alaska Native	1,170	345	480	0
Pacific Islander	365	60	20	0
Hispanic	156,100	45,370	38,640	4,635

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

By HUD's definition of a disparity of 10% or higher, no groups experience a disproportionate need when it comes to regular cost burden (paying between 30% and 50% of monthly income on housing costs). However, American Indians and Alaskan Natives experience a disproportionately greater need in terms of severe housing cost burden. Jurisdiction wide, 15% of households pay more than 50% of monthly income on housing costs (severe cost burdened), compared to 24% of American Indians and Alaskan Natives.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

#### **Housing Problems**

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. Jurisdiction wide, 84% of households in the 0% - 30% AMI income cohort experienced at least one of the four housing problems, which are homes that lack complete kitchen facilities, homes that lack complete plumbing facilities, homes with more than 1.5 persons per room, and households with cost burden over 50%. However, 100% of Pacific Islanders in this income category experienced at least one housing problem - 16% higher than the jurisdictional rate. Furthermore, Pacific Islanders in the 30%-50% AMI cohort experience a disproportionately greater need when it comes to housing problems. Jurisdiction wide, 72% of persons in this income group experience at least one of the four housing problems – compared to 100% of Pacific Islanders.

Forty-seven percent of all San Antonio households in the 50%-80% AMI cohort experienced at least one of the four housing problems, while 67% of American Indian, Alaska Natives did so – a 20% disparity. Finally, Asians in the 80%-100% income cohort experienced a disproportionate need - with 41% of Hispanics experiencing one of the four housing problems, while only 26% of households City wide.

#### **Severe Housing Problems**

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to severe housing problems. Jurisdiction wide, 71% of persons in the 0% - 30% AMI income cohort experienced at least one of the four housing problems at severe level. However, 85% of Asians, 91% of American Indians, Alaskan Natives, and 100% of Pacific Islanders in this income category experienced at least one housing problem – a disparity greater than 10% for all groups. Furthermore, in the 30%-50% AMI cohort the 37% of the jurisdiction as a whole experienced severe housing problems. However, 52% of Asians, 48% of American Indian, Alaska Natives, and 100% of Pacific Islanders experienced a disproportionate need.

#### **Cost Burden**

By HUD's definition of a disparity of 10% or higher, no groups experience a disproportionate need when it comes to regular cost burden (paying between 30% and 50% of monthly income on housing costs). However, American Indians and Alaskan Natives experience a disproportionately greater need in terms of severe housing cost burden. Jurisdiction wide, 15% of households pay more than 50% of monthly income on housing costs (severe cost burdened), compared to 24% of American Indians and Alaskan Natives.

### **If they have needs not identified above, what are those needs?**

No additional needs identified.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

American Indian and Alaska Native residents reside heavily near Kelly Field Annex and Stinson Municipal Airport.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

Public housing was established to provide decent and safe rental housing for eligible low- and moderate income families, the elderly, and persons with disabilities. Public housing includes federally subsidized affordable housing that is owned and operated by the public housing authorities. San Antonio is primarily served by the San Antonio Housing Authority.

The San Antonio Housing Authority (SAHA) provides quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence.

SAHA has identified the following strategic goals:

- Empower and equip families to improve their quality of life and achieve economic stability.
- Invest in our greatest resource – our employees – and establish a track record for integrity, accountability, collaboration and strong customer service.
- Preserve and improve existing affordable housing resources and opportunities.
- Strategically expand the supply of affordable housing.
- Transform core operations to be a high performing and financially strong organization.
- Develop a local and national reputation for being an effective leader, partner, and advocate for affordable housing and its residents."

The Assisted Housing Programs include the Housing Choice Voucher (HCV) Program, also known as the Section 8 program, and the Special Programs which target specific groups such as homeless persons or persons with disabilities. The HCV Program provides eligible low-income individuals and families with the ability to afford decent, safe and sanitary housing in the private market. Participants are free to choose housing from single-family homes, townhouses and apartments, as long as the units meet the requirements of the program. This freedom of choice offers participants a chance for a better quality of life by providing them with access to better job opportunities, schools, transportation and other services. The HCV Program administers 13,417 rental vouchers.

SAHA provides 6,879 mixed-income rental units at 44 communities, which offer subsidies and/or mixed-income affordable housing for moderate-income individuals and families."

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
# of units vouchers in use	101	267	5,906	13,579	275	13,304	435	0	175

**Table 21 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Alternate Data Source Name:**

PIC (PIH Information Center), VMS (Voucher Manage)

\* Disabled includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition\*\* 275 for Project-based - Includes 21 VASH-PBV\*\*\* Veterans Affairs Supportive Housing - Does not include 21 VASH-PBV\*\*\*\* SAHA is a Moving-to-Work Agency that operates up to 250 vouchers that are project-

**Data Source Comments:** based at SAHA owned properties under MTW Activity 15-3 While these are not traditional PBVs, they are included in the PBV count

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program		
Average Annual Income	6,225	7,337	6,867	10,527	12,777	10,471	10,839	0	
Average length of stay	0	2	3	5	2	5	0	0	
Average Household size	1	2	2	2	2	2	1	0	
# Homeless at admission	0	3	56	20	0	19	1	0	
# of Elderly Program Participants (>62)	0	55	1,568	1,657	1	1,615	22	0	
# of Disabled Families	4	45	1,552	4,760	0	4,596	106	0	
# of Families requesting accessibility features	0	0	13	13,256	3	12,972	172	20	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 – Characteristics of Public Housing Residents by Program Type**

Alternate Data Source Name:

PIC (PIH Information Center) & SAHA Elite Tracking

Data Source Comments: San Antonio does not have any FUP vouchers

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	89	213	5,012	10,060	23	9,847	235	0	31
Black/African American	31	18	844	3,125	10	3,057	126	0	5
Asian	2	1	15	32	1	31	2	0	0
American Indian/Alaska Native	0	2	31	27	0	26	2	0	0
Pacific Islander	0	0	4	12	0	11	1	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 23 – Race of Public Housing Residents by Program Type**

Alternate Data Source Name:

PIC (PIH Info Center) , VMS, SAHA Elite Tracking

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
Hispanic	57	196	4,506	9,211	20	9,053	132	15	27
Not Hispanic	65	37	1,400	4,045	14	3,919	233	5	9
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

Alternate Data Source Name:

PIC (PIH Information Center)

Data Source Comments:

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

As of December 2014, there were 40,541 applicants on a San Antonio Housing Authority (SAHA) wait list. SAHA recently implemented preference wait lists to provide households the ability to select which public housing properties they prefer. A total of 13,794 applicants are on at least one Public Housing wait list— 12,652 applicants on any one wait list for public housing units in family developments and 1,791 applicants on any one wait list for public housing units at elderly/disabled developments. In addition, there are 34,101 applicants are on a voucher wait list.

Currently, there are 970 applicants on at least one PH wait list who have indicated a need for a 504 accessible units. There are 6,181 voucher and 2,696 PH applicants reporting they are disabled and or elderly.

Per Table 41 below, the agency only has 379 504 accessible units in public housing out of 6,066 and 13,579 vouchers available. People awaiting assistance from the housing authority represent the most vulnerable in the city's population.

- 98% are extremely low-income (below 30% AMI)
- 65% are families
- 19% are elderly and/or self-identify as disabled
- 60% self-identify as Hispanic
- 29% self-identify as African-American

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate need of public housing residents and persons on Housing Choice vouchers is the number of available units. SAHA resources from HUD are not sufficient to properly maintain and redevelop the aging stock of subsidized housing. Additionally, HUD does not provide enough vouchers to meet demand.

In addition to stable housing, residents need education, employment, and supportive services. Nearly half of households are considered elderly and or disabled—the immediate need for these households is housing and services that will enable them to age in place. Over half of SAHA households have at least 1 child under the age of 18 and over half of SAHA population are children—the immediate need for these households is housing and services that will empower them with the skills and resources to increase educational and employment outcomes.

### **How do these needs compare to the housing needs of the population at large**

San Antonio is thriving but there is also growing inequality. From 2000 to 2013, San Antonio's population has grown by 19% while Bexar County population has increased by 30%. Current projections indicate the area should expect to see the population nearly double by 2050 adding an additional 1.4 million people to the county.

Much of the more recent growth has occurred among higher income residents. The median income for the area in 2013 was estimated to be between \$45,000 and \$46,000; 80% of this area median income falls within \$36,000 to \$37,000. From 2000 to 2013, the number of households in Bexar County with incomes between \$35,000 and \$75,000, between \$75,000 and \$100,000, and 100,000 or more increased by 13%, 55%, and 127%, respectively. During this same period, the number of families with incomes under \$35,000 remained relatively stable, decreasing by only 5% or 9,724 households. The population



earning over \$35,000 is growing robustly, but also indicates increasing inequality. Those earning less than \$35,000 have a need for affordable housing, especially poor families with children, seniors, veterans, homeless, and persons with special needs.

Additionally there is a high need for safe, decent and quality affordable rental housing in San Antonio. As of 2013, nearly one in two rent-paying households in San Antonio has a housing cost burden; meaning they are paying 30% or more of their income towards gross rent. Over 23% (estimated 58,422 households) of rent-paying households are extremely cost-burdened – spending more than half of their income on gross rent. Of renter occupied households with a cost burdened, an estimated 88% earn less than \$35,000 per year. As of 2011, Bexar County is home to more than 200,000 households that earn less than 80% of the area median income (AMI); 139,000 of these same households earn less than 30% of AMI. These lowest income families face the greatest challenges to finding and securing safe, quality and affordable shelter and often need subsidized housing.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

- Approximately 2,892 people experiencing homelessness on a given night in San Antonio
- Point in Count was conducted on January 28, 2014 in accordance with HUD standards.

This is a count of the number of housing exits from all household types recorded in HMIS from January 1, 2014 to December 31, 2014. The average number of days that persons experience homelessness ranges from 112 days to 321 days. This is the calculated length of stay for each individual who exited homelessness in HMIS from January 1, 2014 to December 31, 2014.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	956	11	0	0	0	0
Persons in Households with Only Children	48	1	0	0	0	0
Persons in Households with Only Adults	966	910	0	0	0	0
Chronically Homeless Individuals	319	201	0	0	0	0
Chronically Homeless Families	20	1	0	0	0	0
Veterans	239	44	0	0	0	0
Unaccompanied Child	30	1	0	0	0	0
Persons with HIV	11	5	0	0	0	0

**Table 25 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

**Nature and Extent of Homelessness:**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	1,379	655
Black or African American	530	207
Asian	0	0
American Indian or Alaska Native	11	31
Pacific Islander	4	2
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	935	368
Not Hispanic	1,035	554

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Based on 2014 data from HMIS, the City estimates that there are 667 homeless persons in families with children in need of housing assistance per year. The City estimates there are approximately 1,475 homeless veterans in need of housing assistance per year, which includes both individuals and families.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Of the unsheltered homeless population, approximately 72% are white, 28% are Black or African American, and less than 1% is American Indian, Alaskan Native, and Pacific Islander. Approximately 47.5% identify themselves as Hispanic.

The sheltered population does not differ greatly, with 73% white, 23% Black or African American, 3% American Indian or Alaskan Native, and less than 1% Pacific Islander. Approximately 40% identify themselves as Hispanic.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Very few families with children who experience homelessness are unsheltered; of those in HMIS in 2014, only 664 of 667 homeless families were sheltered. Persons with HIV are also more likely to be sheltered, with 166 individuals sheltered and 59 individuals unsheltered. The opposite is true for chronically homeless individuals, of which 1,698 were unsheltered compared to 989 sheltered individuals. Veterans are likely to be either sheltered or unsheltered, with 853 individuals sheltered and 622 individuals unsheltered.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

The HIV/AIDS individuals are one of the highest priority needs for available safe, affordable and decent housing. Housing is the greatest and most unmet service need among individuals living with HIV/AIDS. When HIV/AIDS individuals and families are housed, they tend to access and adhere to drug treatment therapies and less time is spent in the emergency room and the need for hospitalization is less frequent. The need for support services such as health care, mental health and substance abuse therapy, food support, case management, medications, etc. is even greater for this high poverty population.

### HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	6,448
Area incidence of AIDS	196
Rate per population	0
Number of new cases prior year (3 years of data)	646
Rate per population (3 years of data)	0
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	5,326
Area Prevalence (PLWH per population)	238
Number of new HIV cases reported last year	0

Table 26 – HOPWA Data

Data Source: CDC HIV Surveillance

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	60
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	32

Table 27 – HIV Housing Need

Alternate Data Source Name:  
HOPWA CAPER and HOPWA Beneficiary Verification Work

### Describe the characteristics of special needs populations in your community:

The targeted population is the community based individuals living with HIV/AIDS throughout Bexar, Comal, Guadalupe, and Wilson counties. The HIV/AIDS individuals are one of the highest priority needs for available, safe, affordable and decent housing. In addition to the high poverty level of our client base (90% are at 200% of the poverty level or less), over 40% have significant mental health and over 50% have substance abuse issues which endanger stable housing and medical adherence for HIV treatment.

### What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these special needs populations are vast. Safe affordable housing is the greatest and most unmet service need among individuals living with HIV/AIDS. When

HIV/AIDS individuals are housed, their healthcare needs begin to be met. Safe, affordable housing can be hard to acquire on the SSI fixed income of \$600-\$800 per month.

Supportive services needs are health care, mental health and substance abuse therapy, meals, case management, support groups, housing, utilities, medications, transportation, food, and clothes. These needs are determined by client observations and annual Ryan White Needs Assessment surveys and focus groups.

Securing stable and affordable housing that individuals can maintain and sustain, they will have a better opportunity of accessing all the supportive services (if available) that will enhance, improve and boost their quality of life for themselves and families. When HIV/AIDS individuals and families are housed and having regular contact with HOPWA agencies, they tend to access and adhere to drug treatment therapies, the need to be hospitalized becomes less frequent and there are decreased numbers of emergency room visits. An individual's accessing HOPWA services tends to stay healthier. Continuing with providing the HIV/AIDS community with housing, we will continue the prevention of risk of homelessness, decrease homelessness and build a healthier community.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

In 2013 Bexar County experienced 646 new HIV/AIDS cases, bringing the cumulative reported cases to 11,774. 57% of the people living with HIV are Hispanic, 15% are African-American, and 24% identify as White. New infections are highest among the 25-34 age range with over 35% in that group.

**Discussion:**

There are currently over 5,300 persons living with HIV/AIDS in San Antonio. Of those with HIV, over 80% are racial or ethnic minorities. There are also a disproportionate number of HIV positive persons in the 18-24 age brackets. Sound sex education and risk reduction education is largely absent from local schools and colleges. 27% are women, who contracted HIV either through IV drug use or sexual contact with male partners.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The basis for allocating investment geographically is to meet the needs of the community through HIV/AIDS and poverty level incomes. As coordination continues with other nonprofits, South Alamo Regional Alliance for the Homeless, San Antonio Housing Authority and numerous community organizations, we will continue to target affordable and safe housing. HOPWA agencies have strengthened their coordination with public, private and some assisted living facilities. HOPWA agencies plan to become active members of the South Alamo Regional Alliance for the Homeless (SARAH) and to collaborate efforts to end homelessness. Client and clients with families generally receive less than the 80% AFI and remain high priority. It’s been noted though HOPWA agencies that many of the persons needing housing assistance live in overcrowded, dilapidated and extremely over priced (fair market rent). Housing instability is a barrier to retention in effective HIV/AIDS care. Community education on HIV remains a largely unmet need in the schools and the media. Stigma and stereotyping frequently promotes risky behaviors and late entry into HIV care.

### **How were these needs determined?**

These needs have been determined through the Ryan White Needs Assessment and HIV service provider observation, housing trends, medical records, mental health records, and criminal records. Reentry programs that offer housing and supportive services are more likely to result in increased numbers of productive citizens and safe communities. Studies have shown that additional resources including core services such as medical care, case management, mental health and substance abuse services improve outcomes of stable housing for persons living with HIV/AIDS.

### **Describe the jurisdiction’s need for Public Improvements:**

The City’s intentional holistic planning and coordination strategy is to connect and integrate health, affordable housing, economic development, education, transportation, arts and culture, and equitable neighborhood revitalization.

### **How were these needs determined?**

The City of San Antonio engaged in numerous activities to enhance the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. The City held a stakeholder meeting involving 43 organizations and agencies to solicit feedback about the planning process. Consolidation Plan feedback sessions were then held, and a steering committee comprised of numerous internal city departments was formed to oversee the activity. The City received input from over 1650 residents in the compilation of the 2015-19 Consolidated Plan citizen participation surveys. Surveys were available in English and Spanish, and online and in handwritten form. Following completion of this initial community outreach, the city held four presentations of the developing Consolidated Plan strategies for the public in February and March 2015.

### **Describe the jurisdiction’s need for Public Services:**

Every two years, the City seeks proposals in providing various Human and Workforce Development Services that are in alignment with the SA2020 initiative and City Council investment priorities: Community Safety, Economic Competitiveness, Education and Family Well-Being. City Council uses a ballot and survey to prioritize investments for each funding cycle. Funds to support the proposed programs are provided through City General Funds and U.S. Department of Housing and Urban Development (HUD) grant funds, such as Emergency Solutions Grant (ESG) and Housing Opportunities

for Persons with AIDS (HOPWA). The City received 152 proposals from a total of 77 organizations with a total request of \$25,034,727.

The City's Finance Department conducted the initial minimum requirements and due diligence reporting review. DHS coordinated 12 evaluation committees for each of the four investment categories which included a New Agency Innovation Fund committee. Evaluation members evaluated and scored proposals based on proposed plan, alignment with City Council priorities and SA2020 Goals, experience, background, qualifications and past performance of the agency.

Final scores were compiled and ranked by committee members and recommendations for funding were included in the City Manager's budget.

### **How were these needs determined?**

As stated above:

The City engaged in numerous activities to enhance the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. The City held a stakeholder meeting involving 43 organizations and agencies to solicit feedback about the planning process. Consolidation Plan feedback sessions were then held, and a steering committee comprised of numerous internal city departments was formed to oversee the activity. The City received input from over 1650 residents in the compilation of the 2015-19 Consolidated Plan citizen participation surveys. Surveys were available in English and Spanish, and online and in handwritten form. Following completion of this initial community outreach, the city held four presentations of the developing Consolidated Plan strategies for the public in February and March 2015.

All comments were accepted and a complete summary of comments received is included as an attachment to the Con Plan.

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# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Analysis of San Antonio's housing market demonstrates a significant disparity between the needs of the population and the stock of safe, decent, affordable housing. From a purely quantitative standpoint, there are ample units to meet the demand. However, a qualitative assessment unveils the reality that a large percentage of the housing stock is comprised of unaffordable or substandard units that are unsuitable for habitation.

Despite the housing downturn and prolonged recession nationally, housing costs have increased substantially in San Antonio, causing an increase in the prevalence of households that are financially burdened by the cost of housing. Home prices have increased substantially since 2000, the result of which is 34% of current households are financially unable to afford housing in San Antonio. As housing costs continue to outpace income growth, the stock of affordable housing ceases to meet the needs of the local population.

Many households that are housing cost burdened are financially unable to undertake rehabilitation projects necessary to make their home safe for occupancy. These repairs include, but are not limited to, providing adequate plumbing, kitchen facilities, and removing environmental health risks. Forty-four percent of renters and one-quarter of all homeowners in San Antonio report living in substandard housing conditions.

The prevalence of substandard housing is in direct correlation with the aging housing stock. Forty percent of housing within San Antonio was built between 1950-1979. Important to note is that housing built prior to 1980 may contain lead-based paint, further compromising the safety of these homes.

The lack of affordability, the prevalence of substandard housing conditions, and an aging housing stock serve hinder San Antonio's ability to provide an adequate supply of units to meet the demand of residents. This Market Analysis supports this conclusion by examining trends in structure, age, and price, while taking into consideration current services available to help homeless and special needs populations.

**Data sources:** Primary data sources for the Consolidated Plan include: 2009-2013 American Community Survey 5-Year Estimates, 2007-2011 CHAS, Bureau of Labor Statistics, Boxwood Means market data, 2000 Census, 2010 Census, Center for Disease Control, Longitudinal Employer-Household Dynamics, Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (IMS/PIC), SC Department of Health and Environmental Control, and local data sources.

Due to data constraints in HUD's CPD Maps tool, the maps contain data from the 2011 American Community Survey. Where possible, the data used in the tables and text throughout the plan is from the more current 2013 ACS. This disparity in the source data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations and distributions, not precise values.

**MA-10 Number of Housing Units – 91.210(a)&(b)(2)**

**Introduction**

This section utilizes 2013 American Community Survey 5-Year estimate to look at the composition of San Antonio's housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

ACS data show that there were 528,607 housing units in the City of San Antonio. The largest unit type amongst the housing stock was 1-unit detached structures, which accounted for 64% of the housing stock. The next most common structure was small-to-medium multi-family developments, those with 5-19 units, which comprised 16% of the housing stock. Large multi-family developments with 20 or more units accounted for 9% of the City's housing units.

**All residential properties by number of units**

Property Type	Number	%
1-unit detached structure	339,316	64%
1-unit, attached structure	13,485	3%
2-4 units	33,636	6%
5-19 units	86,593	16%
20 or more units	47,055	9%
Mobile Home, boat, RV, van, etc	8,522	2%
<b>Total</b>	<b>528,607</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Alternate Data Source Name:  
2009-2013 American Community Survey 5-Year Est.

**Residential Properties by Number of Units**

The table above breaks down San Antonio's housing stock by unit type. Single family detached homes are most prominent, accounting for 64% of all housing units. Whereas, multi-family developments account for 31% of all housing units in San Antonio and 2% of housing units are classified as mobile home, boat, RV, van, etc.

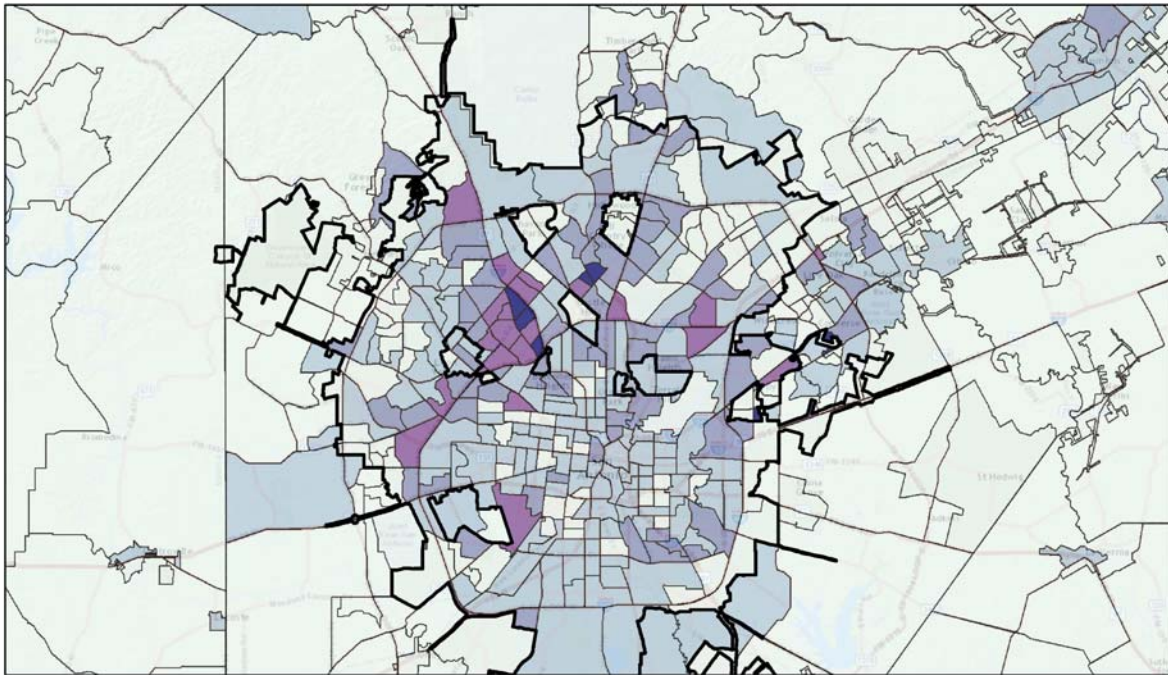
**Multifamily Development Distribution**

The two maps below highlight multifamily housing distribution throughout San Antonio. The first map identifies the concentrations of small to medium sized multifamily developments (5-19 units). The second map details the prevalence of larger multifamily developments (20+ units). Purple and darker blue shades show areas with higher concentrations of these developments, and the lighter and green shades show areas of less concentration.

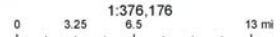
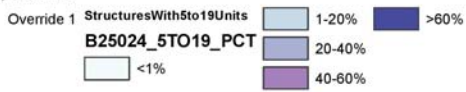
The following two maps highlight the distribution of 3-bedroom units throughout the community.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.

Small to Medium Multifamily Developments -

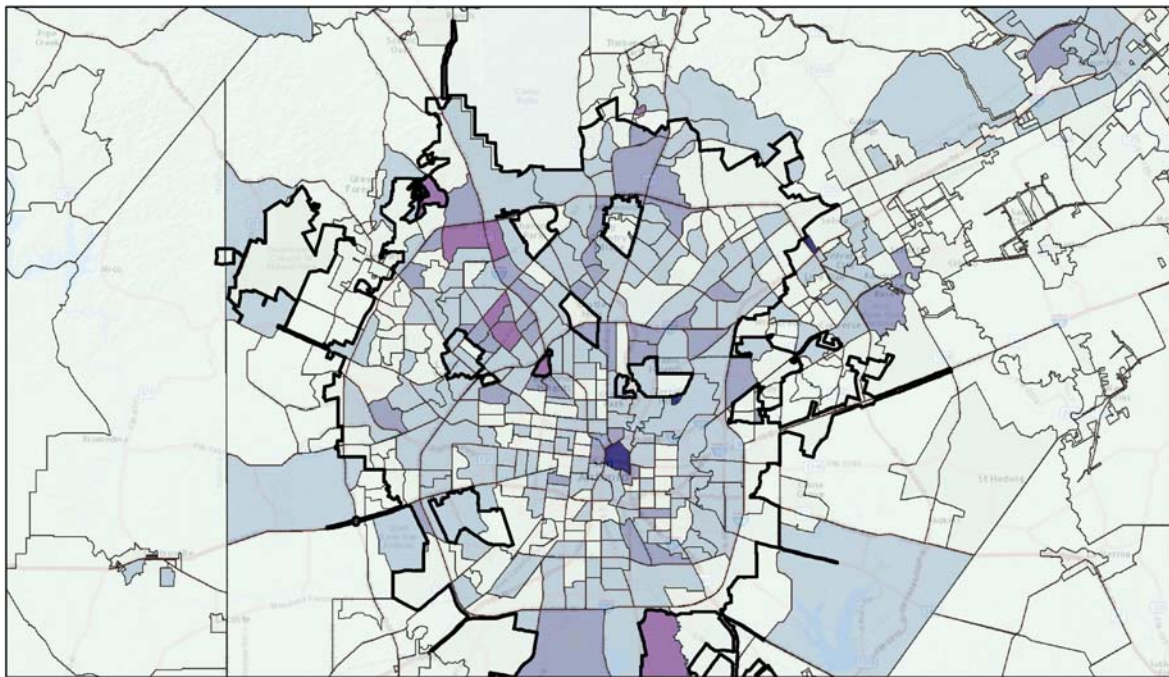


January 25, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

### Large Multifamily Developments -



January 25, 2015

Override 1 StructuresWith20orMoreUnits  
**B25024\_20PLUS\_PCT**  
 <1%  
 1-15%  
 15-30%  
 30-45%  
 >45%

1:376,176  
 0 3.25 6.5 13 mi  
 0 5 10 20 km  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	2,101	0%	15,646	4%
1 bedroom	8,452	2%	138,615	34%
2 bedrooms	78,902	14%	142,331	35%
3 or more bedrooms	446,004	84%	113,581	27%
<b>Total</b>	<b>535,459</b>	<b>100%</b>	<b>410,173</b>	<b>100%</b>

**Table 29 – Unit Size by Tenure**

Alternate Data Source Name:

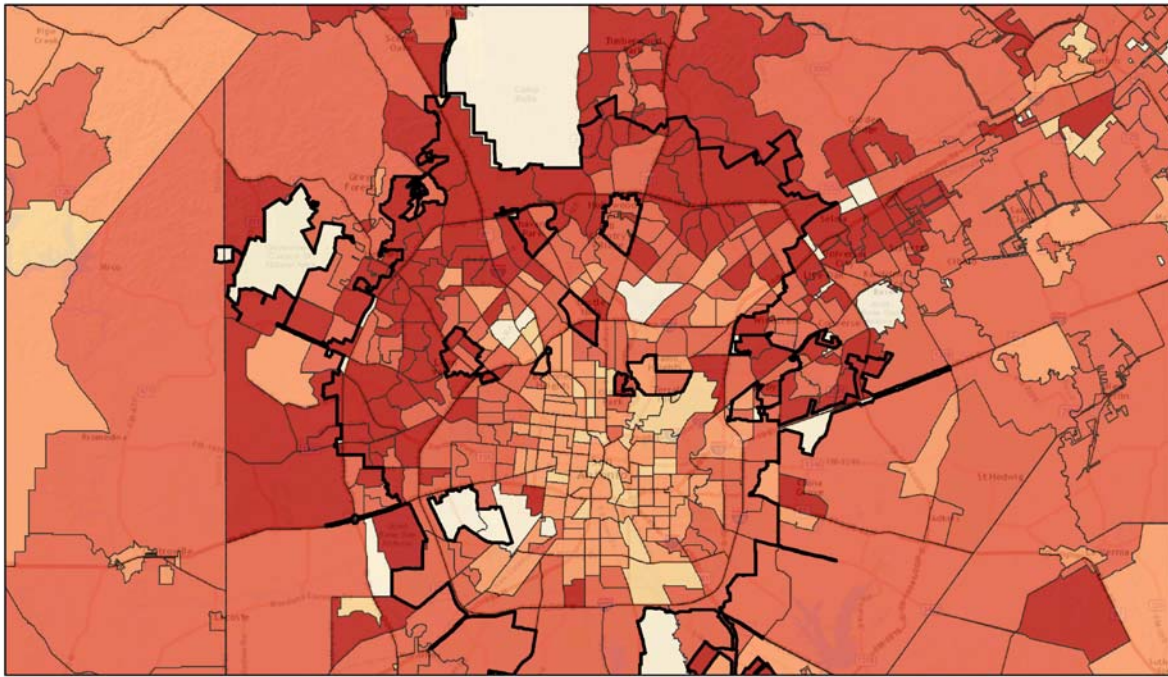
2009-2013 American Community Survey 5-Year Est.

### Unit Size by Tenure

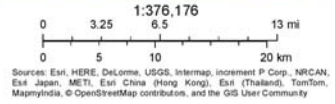
The above table compares unit sizes (by number of bedrooms) with housing tenure. Amongst owner-occupied homes, units with 3 or more bedrooms dominate - comprising 84% of all owner units. Compared to renter-occupied units which 35% of the total rental units are 2 bedrooms.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.

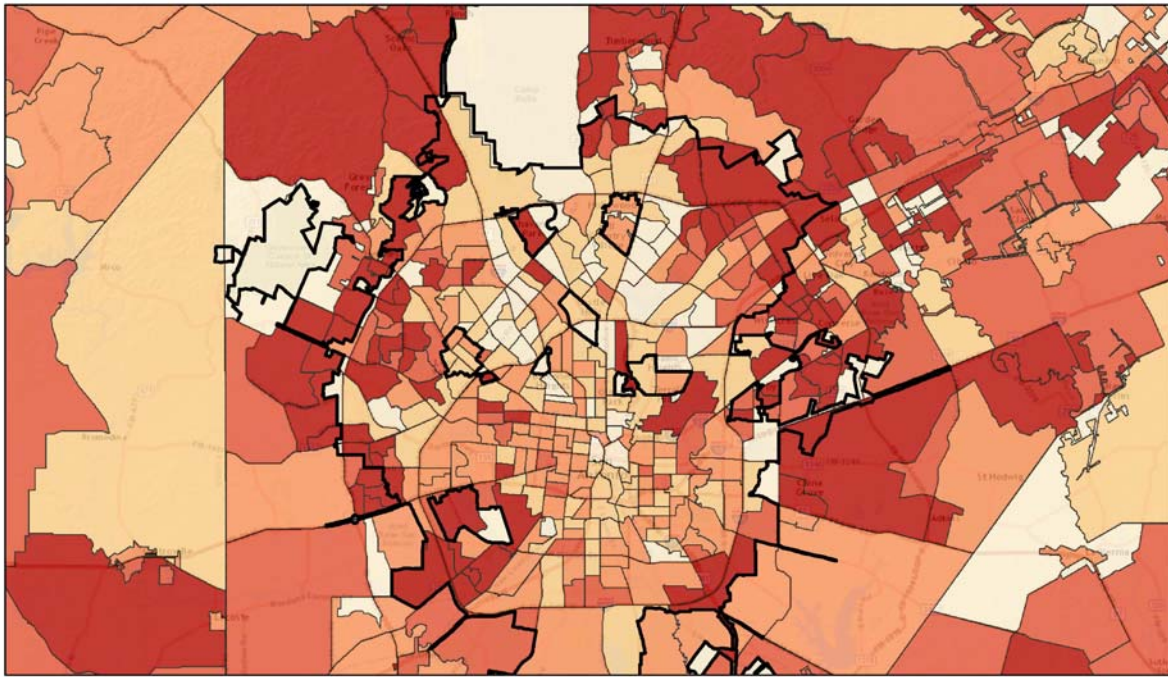
Owner-Occupied Units with 3+ Bedrooms -



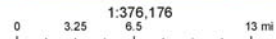
January 25, 2015



Rental Units with 3+ Bedrooms -



January 25, 2015

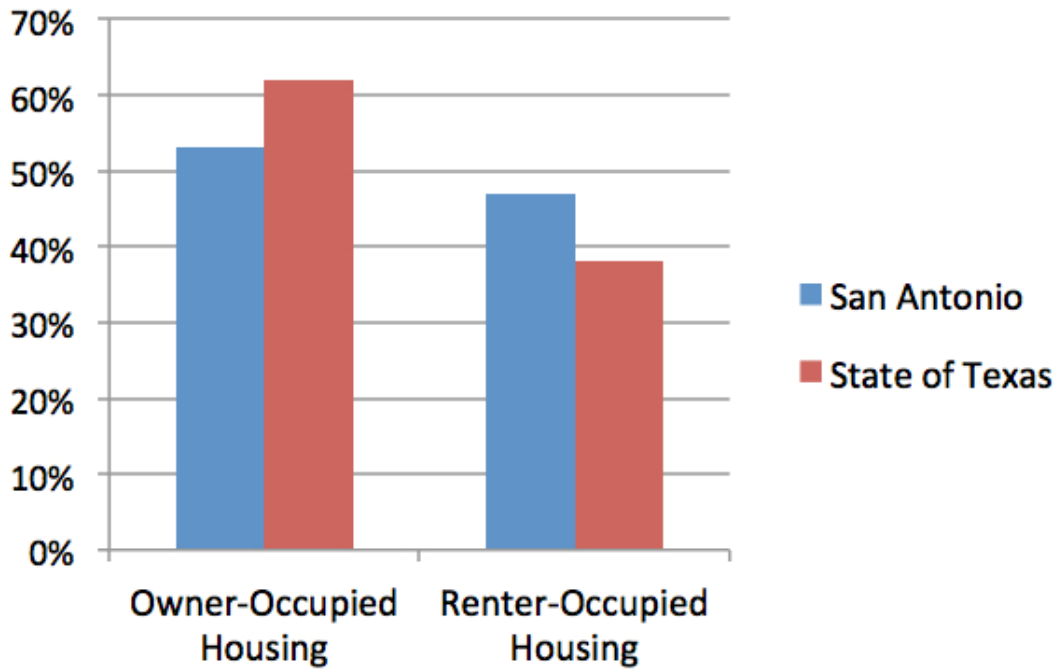


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

### Housing Tenure

At 53% of all households, owner-occupied housing is less common in San Antonio compared with 62% throughout the rest of the State. Rental rates in San Antonio are 9 percentage points higher than the State of Texas, with 47% renter-occupied housing locally, versus 38% at the State level (source: City Planning Department February 2015).

### Housing Tenure



**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The San Antonio Housing Authority (SAHA) provides 6,879 mixed-income rental units at 44 communities, which offer subsidies and/or mixed-income affordable housing for moderate-income individuals and families.

These units are available through the Assisted Housing Programs, which include the Housing Choice Voucher (HCV) Program, also known as the Section 8 program, and the Special Programs which target specific groups such as homeless persons or persons with disabilities.

The HCV Program targets eligible low-income individuals and families with the ability to afford decent, safe and sanitary housing in the private market. Participants are free to choose housing from single-family homes, townhouses and apartments, as long as the units meet the requirements of the program. The HCV Program administers 13,417 rental vouchers.

People awaiting assistance from the housing authority represent the most vulnerable in the city's population.

- 98% are extremely low-income (below 30% AMI)
- 65% are families
- 19% are elderly and/or self-identify as disabled
- 60% self-identify as Hispanic
- 29% self-identify as African-American

The four entitlement grants as described in the City's 2013 Consolidation Annual Performance and Evaluation Report (CAPER) are CDBG, HOME, ESG, and HOPWA. The services targeted the low- and moderate-income areas of San Antonio.

The CDBG Program assisted a total of 71,964 beneficiaries including 55,314 that identified as Hispanic. Additionally, 64,370 White, 6,272 Black or African American, 271 Asian, 189 American Indian or American Native, 46 Native Hawaiian or Other Pacific Islander, 63 American Indian or American Native and White, 5 Asian and White, 35 Black/African American and White, and 713 Other were reported.

The HOME Program assisted a total of 117 beneficiaries including 80 that identified as Hispanic. Additionally, 83 White, 26 Black or African American, 3 Asian, and 5 other multi-racial were reported.

The ESG Program assisted a total of 4,216 beneficiaries including 2,426 that identified as Hispanic. Additionally, 3,015 White, 989 Black, 25 Asian, 31 American Indian or American Native, 5 Native Hawaiian or Pacific Islanders were included in ESG activities.

The HOPWA Program assisted a total of 1,593 beneficiaries including 763 that identified as Hispanic. Additionally, 365 White, 363 Black or African American, 2 Asian, 2 American Indian or American Native and 98 Not Hispanic was included in HOPWA activities.

Additionally, the 2013 CAPER reported The Fair Housing program assisted 1,787 households receiving these services and consisted of approximately 4,824 household members. Of these households:



214 families were Black Non-Hispanic; 1,305 families were of Hispanic origin; 250 families were White Non-Hispanic; 18 families were of Asian origin; 226 single head of households.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No units are expected to be lost.

**Does the availability of housing units meet the needs of the population?**

No. There is a lack of decent affordable units across the board. From a pure quantitative standpoint there are ample units in the City to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Thirty-one percent of owners with a mortgage and 50% of renters are currently cost burdened, pointing to a disconnect between housing supply and resident income. These numbers represent a significant increase from 2000, with cost burden growing by 63% amongst homeowners with a mortgage and by 40% amongst renters. Furthermore, 19 percent of homeowners without a mortgage are currently cost burdened. Starting at the 100% AMI income group there is a considerable lack of affordable units; this gap is progressively larger for moderate, low, and extremely low income groups. Finally, 64% of the housing types in the region are single-family, detached - with household sizes decreasing and single-person households increasing, this housing type may not be as desirable for many households in the future.

**Describe the need for specific types of housing:**

More affordable, alternative housing types such as townhouses, row houses, and apartments comprise only 31% of the region's housing stock. This is not amenable to small household sizes or the renting population.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The tables below describe the cost of housing for both owners and renters in San Antonio.

Table 1 looks at median home prices and rents from 2000 and 2013. Despite the national housing downturn and prolonged recession, housing costs have increased substantially in San Antonio - with home prices increasing by 69% and rents going up 43% since the 2000 Census.

Table 2 breaks down the rent paid by price cohorts. 57% of renters pay between \$500 and \$999 a month, the largest cohort by far. The next large rent cohort is renters paying between \$1000 and \$1499 with 22% of renters falling in this range.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	67,500	113,800	69%
Median Contract Rent	474	676	43%

**Table 30 – Cost of Housing**

Alternate Data Source Name:

2000 Census (Base Year) 2009-2013 ACS (Most Recent)

Rent Paid	Number	%
Less than \$500	88,726	57.3%
\$500-999	242,256	121.8%
\$1,000-1,499	62,791	16.6%
\$1,500-1,999	11,699	2.6%
\$2,000 or more	4,701	1.5%
<b>Total</b>	<b>410,173</b>	<b>200.0%</b>

**Table 31 - Rent Paid**

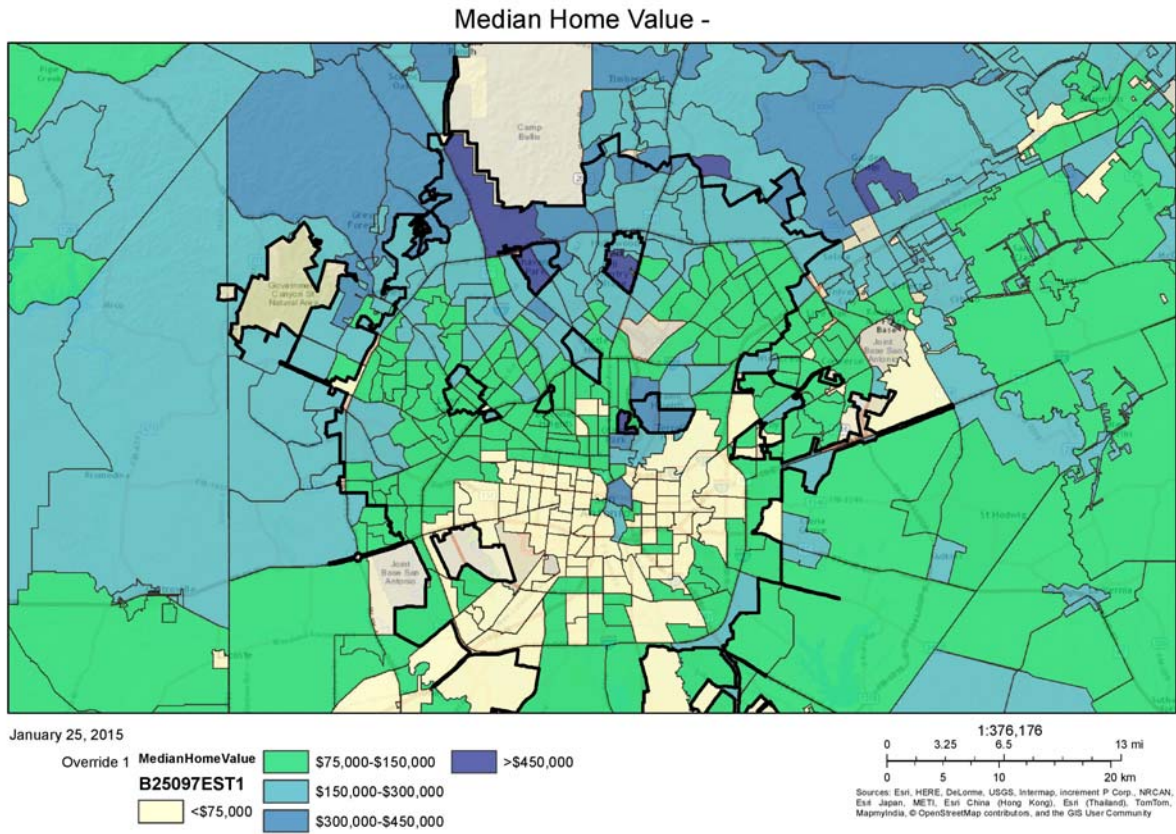
Alternate Data Source Name:

2009-2013 American Community Survey 5-Year Est.

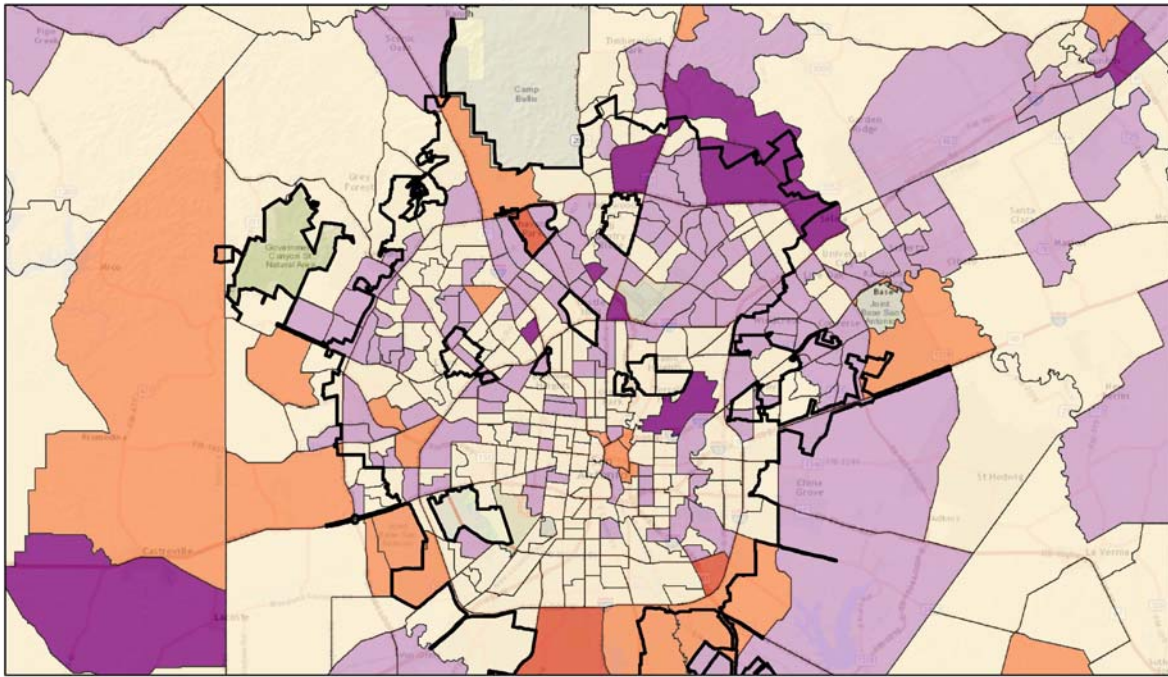
## Home Values

The following two maps look at home values in San Antonio, Texas. The first map shows median home value distribution throughout the city. The second map shows how home values have changed over the preceding decade.

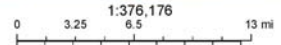
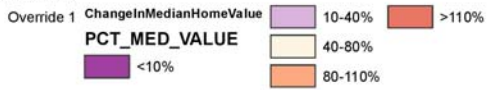
**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.



### Change in Home Value -



January 25, 2015

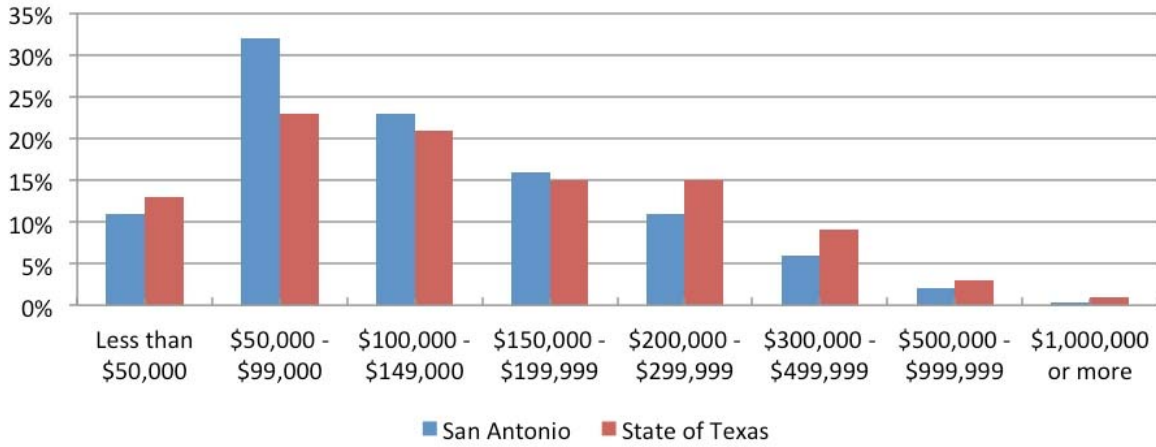


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

### Home Value - Owner Occupied Units

A comparison of owner-occupied housing home values showed 66% percent of units valued at \$150,000 or less. The median home value in San Antonio for 2013 was \$115,600, compared with the State of Texas median home value of \$132,000 (source: City Planning Department February 2015).

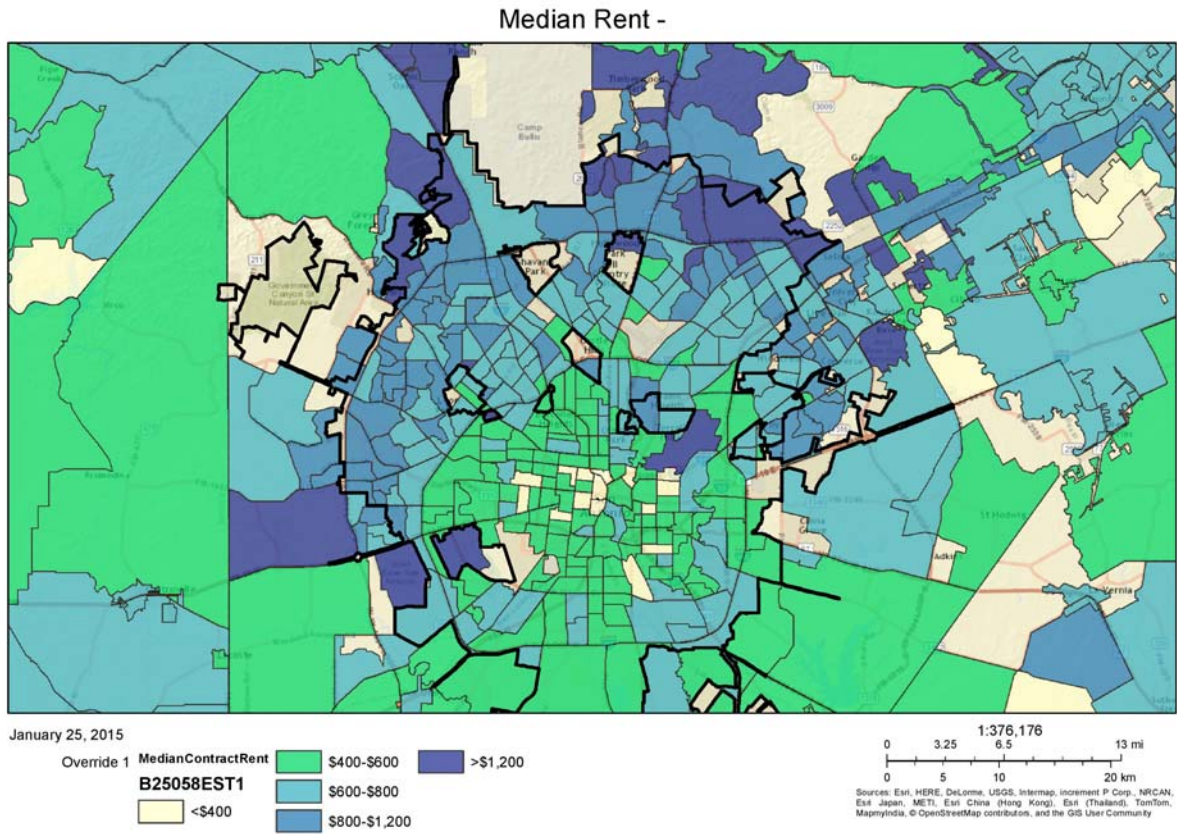
### Home Value - Owner Occupied Units



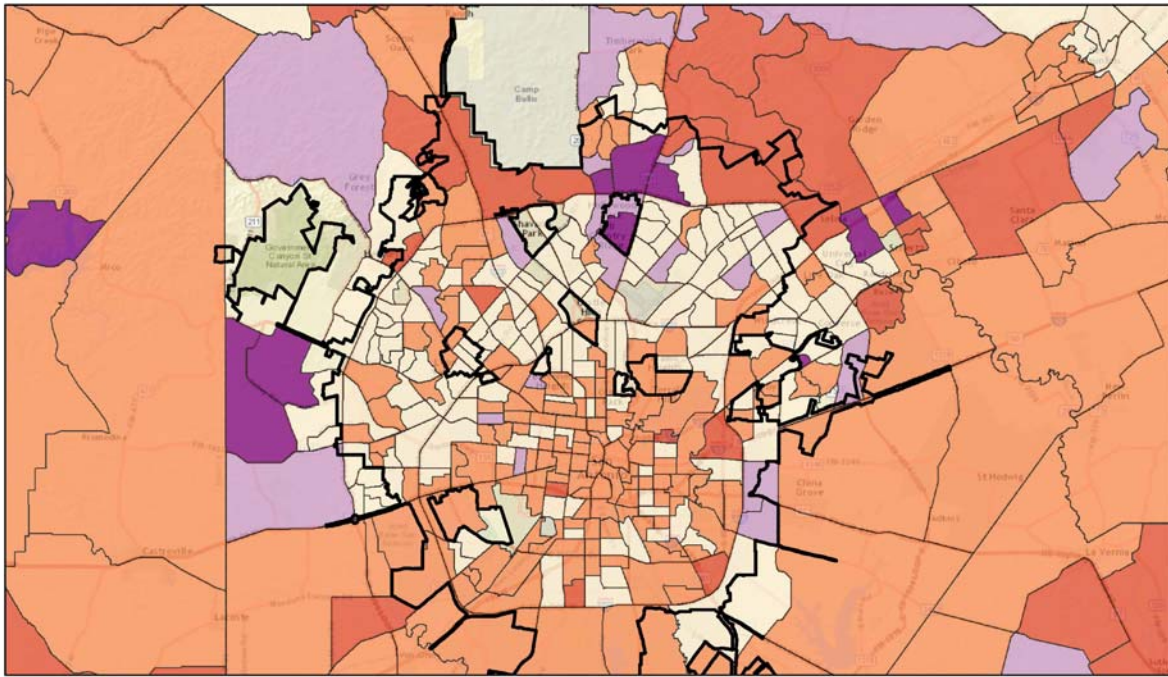
## Median Rent

The following two maps look at median rent in San Antonio. The first map shows the median contract rent distribution throughout the community. The second map shows how median rents have changed over the preceding decade.

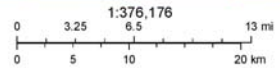
**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.



### Change in Rent -



January 25, 2015

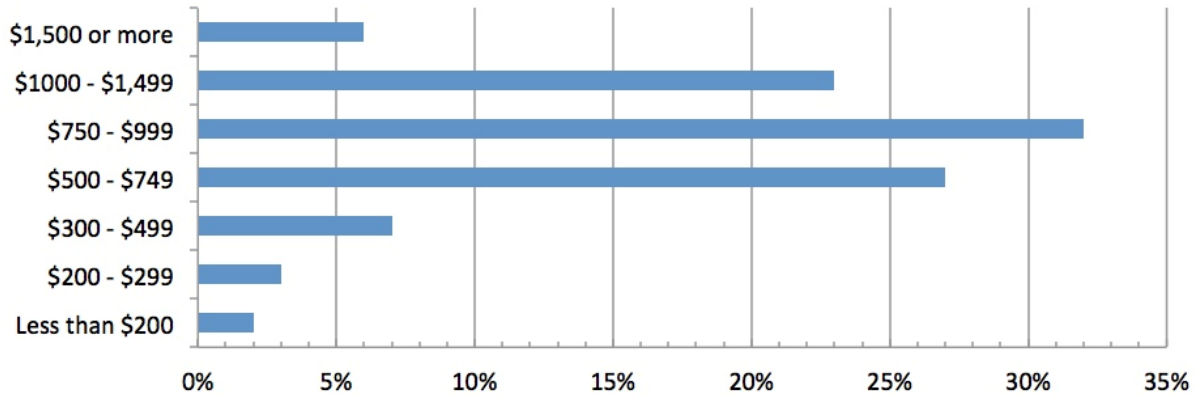


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**Gross Rent - Occupied Units Paying Rent**

Of owner-occupied units, 63% of residents currently live in housing with a mortgage, 37% do not. Of renters, gross rent is broken down as depicted in the chart below. Median rent in San Antonio for 2013 was \$829 (source: City Planning Department February 2015).

**Gross Rent - Occupied Units Paying Rent**

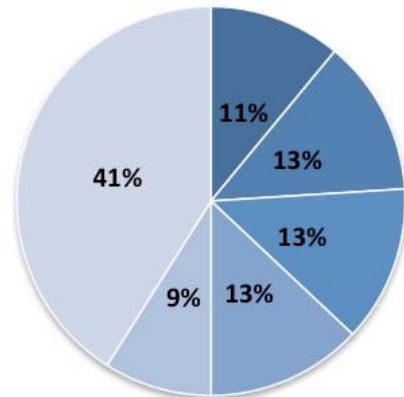


**Gross Rent as a Percentage of Household Income**

Of households paying rent, rental payments consumed over 30% of household income in 50% of households (source: City Planning Department February 2015).

**Gross Rent as a Percentage of Household Income**

- Less than 15%
- 15 - 19.9%
- 20 - 24.9%
- 25 - 29.9%
- 30 - 34.9%
- 35% or More





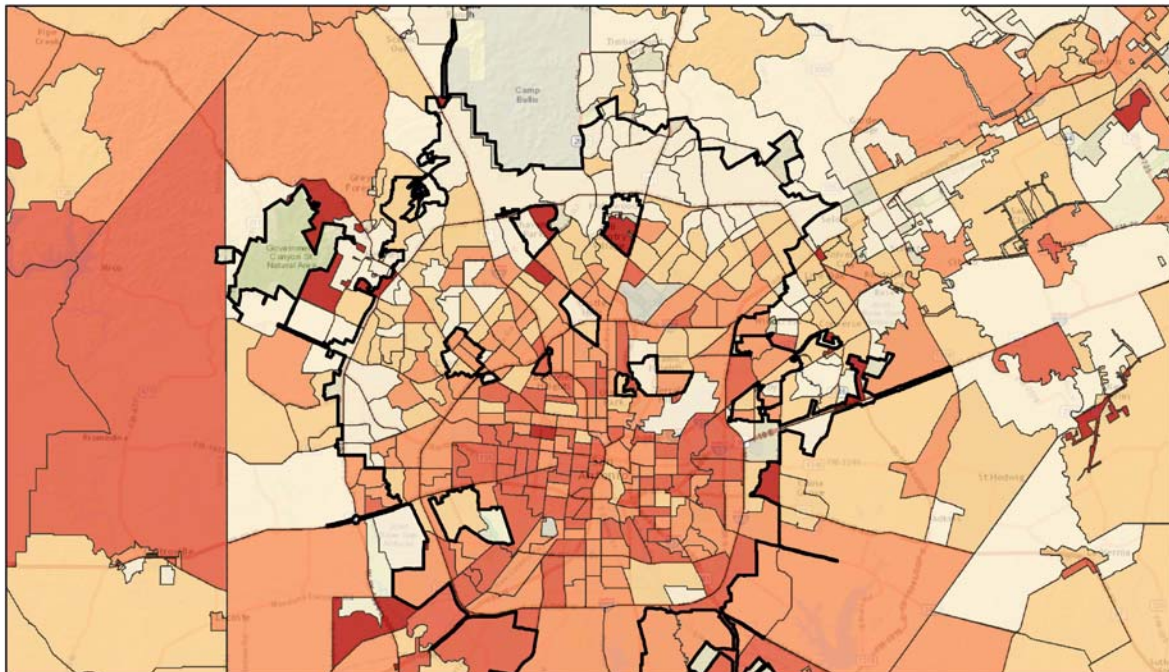
## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	12,395	No Data
50% HAMFI	37,250	31,015
80% HAMFI	124,515	75,874
100% HAMFI	No Data	105,572
<b>Total</b>	<b>174,160</b>	<b>212,461</b>

**Table 32 – Housing Affordability**

Data Source: 2007-2011 CHAS

Rental Units Affordable to Low-Income Households -

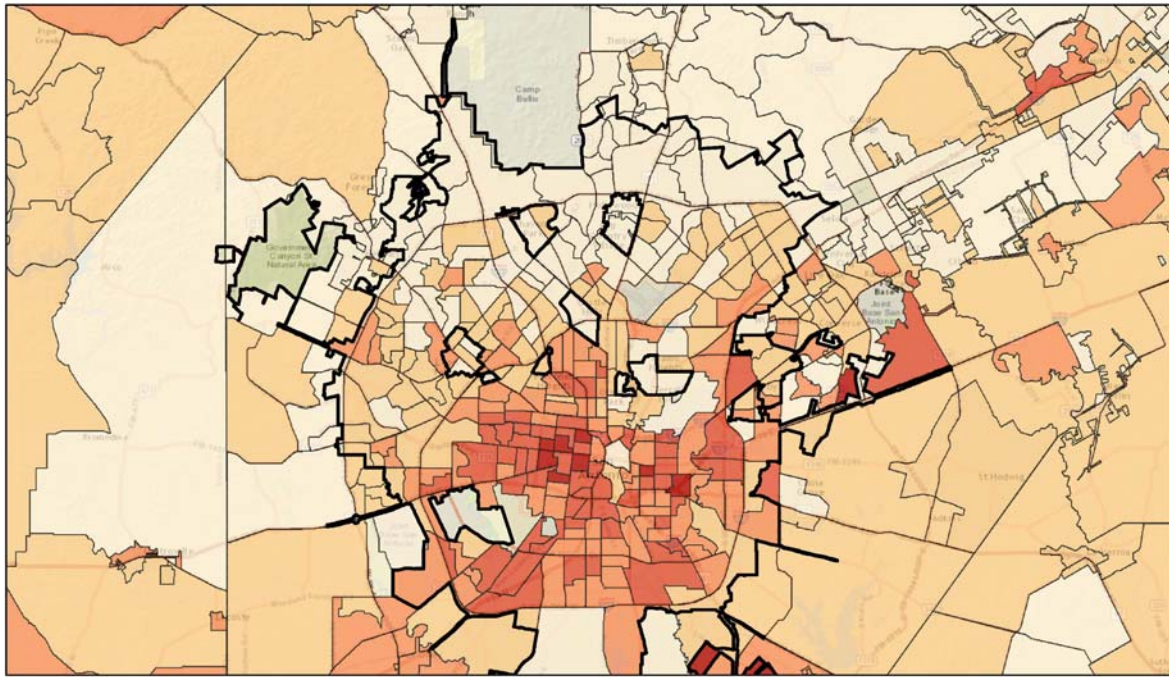


January 25, 2015

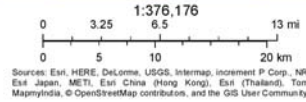
Override 1 RenterUnitsTo80PercentHAMFI  
 AFF\_AVAIL\_80\_R\_PCT  
 <25%  
 25-50%  
 50-75%  
 75-95%  
 >95%

1:376,176  
 0 3.25 6.5 13 mi  
 0 5 10 20 km  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Owner Units Affordable to Low-Income Households -



January 25, 2015



**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	550	693	870	1,134	1,244
High HOME Rent	593	693	870	1,002	1,099
Low HOME Rent	537	575	690	797	890

**Table 33 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

No. There is a lack of decent affordable units across the board. From a pure quantitative standpoint there are ample units in the City to house the population. However, elevated home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Thirty-one percent of owners with a mortgage and 50% of renters are currently cost burdened, pointing to a disconnect between the housing supply and residents' income. These numbers represent a significant increase from 2000, with cost burden growing by 63% amongst homeowners with a mortgage and by 40% amongst renters. Furthermore, 12% of homeowners without a mortgage are also currently cost burdened. Starting at the 100% AMI income group there is a considerable lack of affordable units; this gap is progressively larger for moderate, low, and extremely low-income groups.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

From 2000 to 2013 San Antonio's median home value increased 69%, from \$67,500 to \$113,800 and the median rent increased 43%, from \$474 to \$676. Over the same period median income only went up 26%, going from \$36,214 in 2000 to \$45,722 in 2013. As such housing cost burden has increased tremendously in the City. Continued increases in housing values and rents without commensurate income growth will further increase housing cost burden across the board.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The median rent for all units in San Antonio was \$676 according to 2013 ACS estimates in the above table - meaning half of units rent for lower than this amount and half rent for more than \$676. The largest rent cohort in the City was the \$500-\$999 range - with 121,040 units, or 57% of the rental stock. The second largest rent cohort was the \$1,000-\$1,499 - with 46,262 rental units, or 22% of the rental stock. The third largest rent cohort was below \$500- with 31,686 rental units, or 15% of the rental stock.

The median rent for the City of \$676 falls between the High HOME Rent for a 0-bedroom and 1-bedroom unit, and also between a 0-bedroom and 1-bedroom unit under Fair Market Rent. Overall, rents paid in San Antonio roughly fall within the ranges of Low and High HOME Rents as well as Fair Market Rent. As was highlighted above, 50% of the City's renters are currently cost burdened due to housing. That figure represents a 40% growth in renter cost burden since 2000. This points to the fact that as housing cost increases continue to outpace income growth a great number of renter households are deeply in need of assistance, either from direct rental assistance or through more affordable rents

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The tables and maps below provide details on the condition of housing units throughout the City of San Antonio by looking at factors such as age, vacancy, and the prevalence of housing problems. HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities, 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	133,495	25%	181,816	44%
With two selected Conditions	5,972	1%	15,819	4%
With three selected Conditions	382	0%	661	0%
With four selected Conditions	40	0%	16	0%
No selected Conditions	395,570	74%	211,861	52%
<b>Total</b>	<b>535,459</b>	<b>100%</b>	<b>410,173</b>	<b>100%</b>

**Table 34 - Condition of Units**

Alternate Data Source Name:

2009-2013 American Community Survey 5-Year Est.

### Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:"

Housing units must meet local code requirements to be considered suitable for habitation or as further defined in the City's adopted housing policies. A substandard condition means the home does not meet locally adopted codes or HUD Housing Quality Standards. To be suitable for rehabilitation, the structure must be structurally and financially feasible for rehabilitation. Otherwise a reconstruction may be completed if in line with the City's Housing Policies.

### Housing Conditions

The table above details the number of owner and renter households that have at least one housing condition. As stated previously, HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities, 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Twenty-four percent (24%) of all owner occupied housing units face at least one housing condition while 48% of all renters have at least one problematic housing condition.

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	46,906	17%	37,914	19%
1980-1999	81,233	30%	63,176	32%
1950-1979	108,213	40%	79,624	40%
Before 1950	33,213	12%	18,219	9%
<b>Total</b>	<b>269,565</b>	<b>99%</b>	<b>198,933</b>	<b>100%</b>

**Table 35 – Year Unit Built**

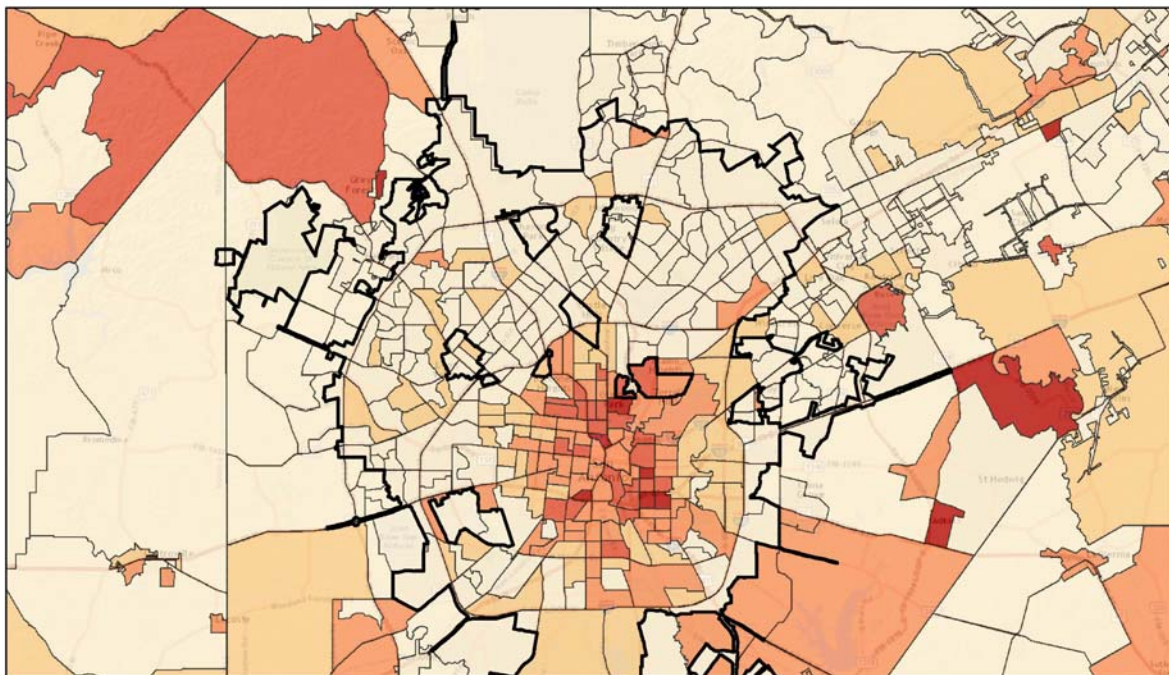
Data Source: 2007-2011 CHAS

## Age of Housing

The table above provides details on the age of owner occupied and renter occupied housing units within San Antonio.

The maps below depict the prevalence of older rental housing units. The first map identifies the percentage of rental units built prior to 1949 while the second map depicts rental units built prior to 1980. The darker shaded areas have higher concentrations of older rental housing units while the lighter shaded areas have younger housing stock.

Rental Units Built Before 1949 -

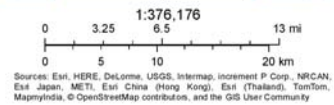


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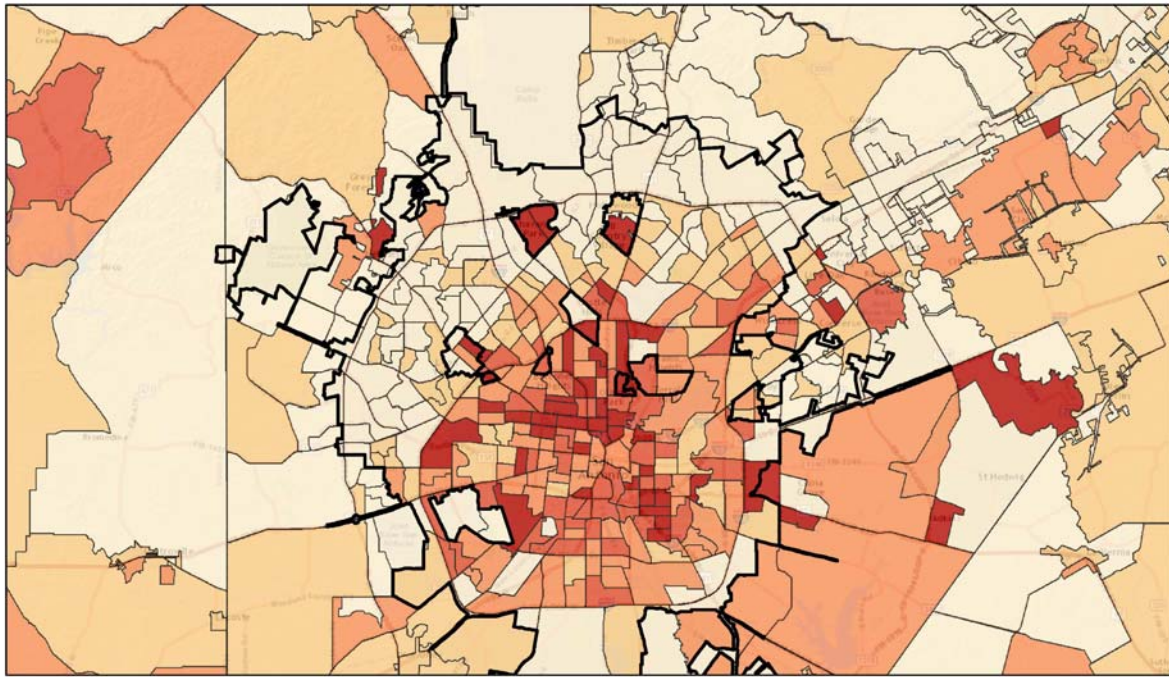
Override 1 RentalHousingBuiltBefore1949

B25036\_RENT\_49MINUS\_PCT

<2.50%



### Rental Units Built Before 1980 -



January 25, 2015

Override 1 RentalHousingBuiltBefore1980

B25036\_RENT\_80MINUS\_PCT

<25%



1:376,176

0 3.25 6.5 13 mi

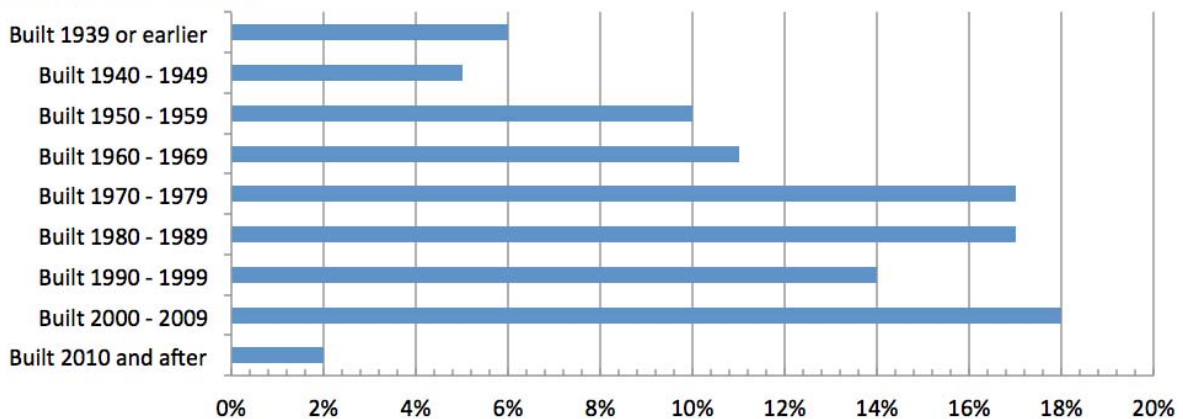
0 5 10 20 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

### Year Structure was Built

Existing San Antonio housing structures are broken-down by their year of original construction in the chart below. Sixty-eight percent of homes were built in 1970 or later, with the remaining 32% built in 1969 or before (source: City Planning Department February 2015).

### Year Structure was Built



### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	141,426	52%	97,843	49%
Housing Units build before 1980 with children present	27,335	10%	21,095	11%

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

### Lead-Based Paint Hazards

Housing units built prior to 1980 may contain Lead-Based Paint in portions of the home (window and door frames, walls, ceilings, etc.) or in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of Lead-Based Paint Hazards and should be tested in accordance with HUD standards. As indicated in Age of Housing table and maps, throughout San Antonio 52% of all owner occupied housing units and 49% of all renter occupied units were built prior to 1980.

Furthermore, children are most at risk for experiencing Lead-Based Paint related illnesses. Therefore, special attention should be paid to homes built prior to 1980 where children are present. 10% of owner occupied homes and 11% of renter occupied homes, built prior to 1980, have children living in the home.

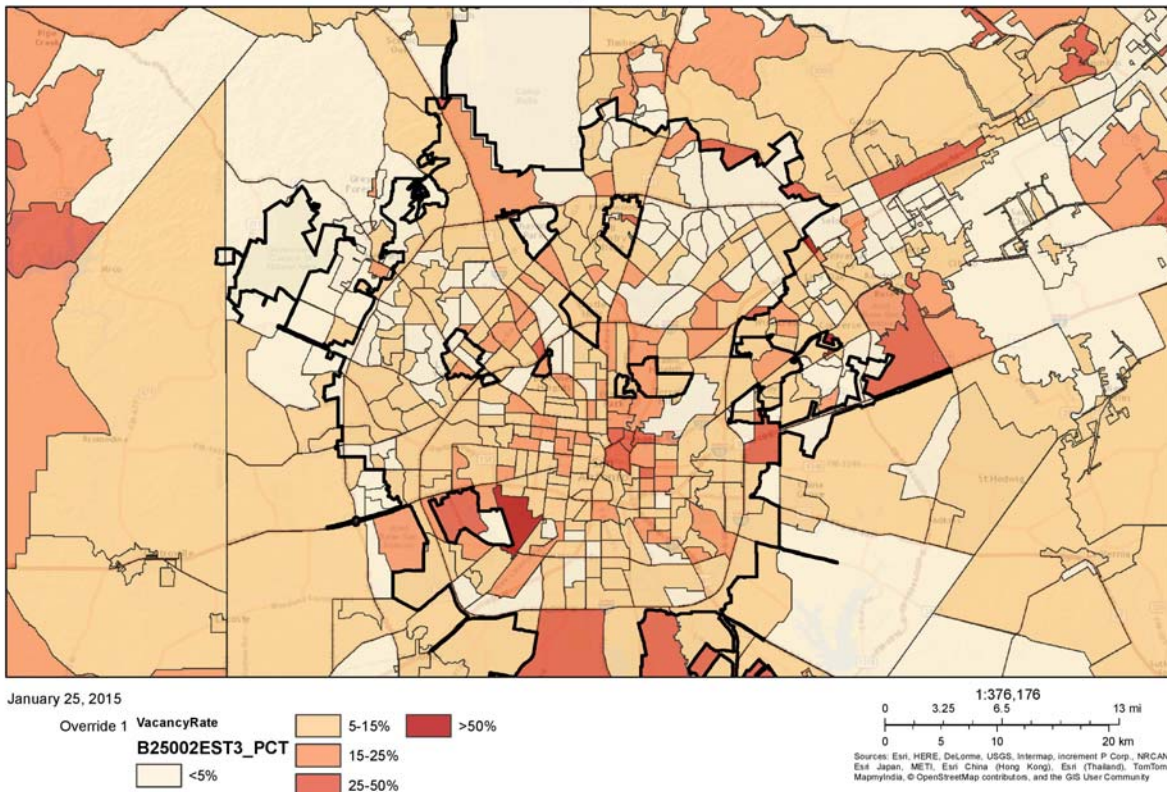
### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

Data Source: 2005-2009 CHAS

Vacancy Rate -



### Vacancy Rate

The map above shows the average housing vacancy rates throughout San Antonio. The darker shaded areas have higher vacancy rates while lighter shaded areas have lower vacancy rates.

### Need for Owner and Rental Rehabilitation

The City of San Antonio has a great need for housing rehabilitation. According to the 2009-2013 American Community Survey 5 Year Estimates, about one-in-five homes in the City are older than 55 years old or greater (21.3%). In addition, based on the 2007-2011 CHAS, approximately 51% of San Antonio's housing stock was built before 1979. Age is an important factor in the condition of a housing unit. Housing gradually deteriorates over time and, like other infrastructure, regular maintenance of the housing stock is necessary. Typically, after 30 years most housing shows signs of deterioration and needs reinvestment to maintain its condition. Without proper maintenance, housing that is over 50 years require assistance to upgrade conditions or such units will become substandard for use by owners or renters and may eventually not be suitable for occupancy.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing units built prior to 1980 may contain Lead-Based Paint in portions of the home (window and door frames, walls, ceilings, etc) or in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of Lead-Based Paint Hazards and should be tested in accordance with HUD standards. As indicated in the Age of Housing table and maps, throughout San Antonio, 52% of all owner occupied housing units and 49% of all renter occupied units were built prior



to 1980. That means 141,426 owner units and 97,843 renter units are at risk for lead-based paint hazard. (Source: 2009-2013 American Community Survey 5 Year Estimates)

Furthermore, children are at most risk for experience Lead-Based Paint related illnesses. Therefore, special attention should be paid to homes built prior to 1980 where children are present. According to 2007-2011 CHAS data, 10% of owner occupied (27,335) homes and 11% of renter occupied homes (21,095), built prior to 1980 have children living in the home.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

San Antonio is primarily served by the San Antonio Housing Authority. Please see section NA-35 for more details about the housing authority, their residents and programs offered. The following section provides details on the existing stock of public and assisted housing within San Antonio.

### Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	107	488	12,636	26,271	275	25,996	1,544	0	1,054
# of accessible units			396						
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 38 – Total Number of Units by Program Type**

**Alternate Data Source Name:**

PIC (PIH Information Center), VMS (Voucher Manage)

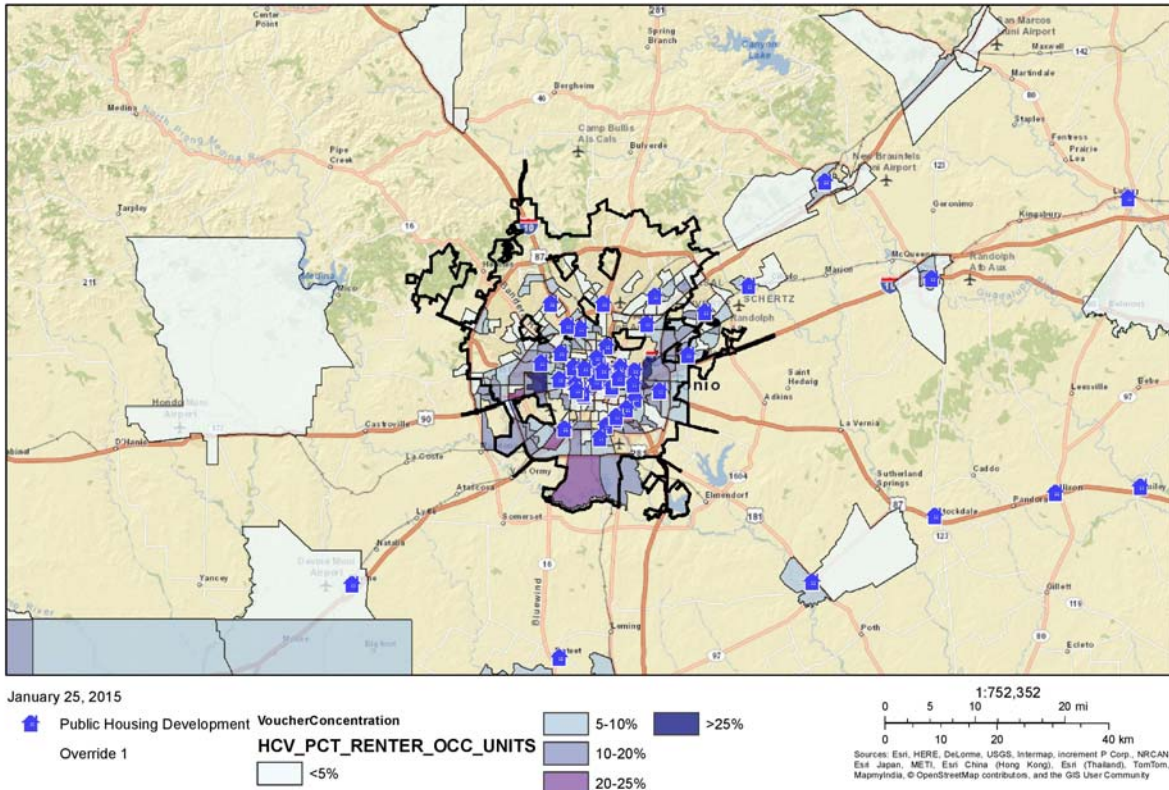
**Data Source**

\* Disabled includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home

**Comments:**

Transition\*\* Project-based Includes 21 VASH-PBV\*\*\* Veterans Affairs Supportive Housing Does not include 21 VASH-PBV\*\*\*\* SAHA is a Moving-to-Work Agency that operates up to 250 vouchers that are project-based at SAHA owned properties under MTW Activity 15-3 Modified Project-based vouchers. While these are not traditional PBVs, they are included in the PBV count

Public Housing: Vouchers and Developments -



**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

SAHA is one of the 15 largest public housing authorities in the United States and provides housing for over 25,000 of San Antonio’s poorest and most vulnerable families through three housing programs – public housing, Section 8, and non-profit and tax credit partnership housing developments. Currently, SAHA owns and manages approximately 6,300 units of public housing, provides Section 8 vouchers to over 13,900 families and serves an additional 7,227 families through its non-profit and tax credit partnerships portfolio.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Alazan-Apache & Guadalupe	53
Alhambra	83
Blanco	81
Blueridge/Sunflower/Palm Lake/ Villa de Fortuna (Hope VI)	80
Cassiano Homes	84
Charles Andrews	71
Cheryl West	75
Christ The King	92
Col. G. Cisneros	96
College Park	96
Converse Ranch I (Mixed-Income with PH units)	94
Converse Ranch II (Mixed-Income with PH units)	99
Cross Creek	71
Escondida	96
Fair Avenue	98
Francis Furey	71
Frank E. Hornsby	98
Gardens at San Juan (Mixed-Income with PH units) (Null - recently built)	00
Glen Park	99
H. B. Gonzalez	79
Hemisview (Mixed-Income with PH units)	98
Highview	91
Jewett Circle	96
Kenwood Manor	99
Kenwood North	99
L.C. Rutledge	71
Le Chalet	99
Lewis Chatham	93
Lila Cockrell	95
Lincoln Heights	93
Linda Lou	90
M.C. Beldon	71
Madonna	97
Marie McGuire	91
Matt Garcia	98
Midcrown	95
Midway	90
Mirasol Homes	92
Mission Park	91
O. P. Schnabel	95
Olive Park	90
Park Square	99

Public Housing Development	Average Inspection Score
Parkview	96
Pin Oak I	99
Pin Oaks II	71
Raymundo Rangel	92
Refugio (Mixed-Income with PH units)	92
Riverside	98
Sahara Ramsey	97
San Juan Square I (Mixed-Income with PH units)	93
San Juan Square II (Mixed-Income with PH units)	97
San Pedro Arms	81
Scattered sites	60
South San	95
Spring View	73
Sun Park Lane	98
Sutton Oaks Phase I (Mixed-Income with PH units)	97
T L Shaley	75
Tarry Towne	96
The Park at Sutton Oaks (Mixed-Income with PH units) (Null - recently built)	00
Victoria Plaza	95
Villa Hermosa	91
Villa Tranchese	85
Villa Veramendi	84
Village East	90
WC White	98
Westway	79
William Sinkin	91
Williamsburg	96

**Table 39 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

On December 6, 2013, the Board of Commissioners was provided a presentation that summarized the results of the Portfolio Needs Assessment (PNA), performed by Raba Kistner Associates, of SAHA’s Public Housing and Non-Profit portfolios. The needs assessment reported a total of over \$250 Million in needed repairs ranging from critical-immediate needs, needs approaching the critical level in 1-5 years. Furthermore, since most of SAHA’s public housing buildings were built prior to the 1970s, these developments have higher energy costs and include deferred investment to energy systems such as heating, boilers, water heaters, etc. The PNA incorporates green building and energy efficiency concepts.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The majority of SAHA's resources 53% go out as Housing Assistance Payments (HAP) to over 5,000 private landlords that rent to over 13,000 families with Section 8 vouchers throughout San Antonio. 18% goes to cover the salaries and benefits of approximately 525 employees.

SAHA recognizes that meeting the growing housing needs of San Antonio's poorest and most vulnerable will require community-wide action, additional resources and strategic partnerships to address non-housing needs of residents. As a Moving to Work agency and Choice grantee, SAHA is committed to expand the agency's capacity to meet the growing needs of San Antonio's poorest and most vulnerable families by:

- Preserving and expanding the supply of affordable housing resources to include:
  - Incorporating green building and energy efficiency concepts into existing and new development;
  - Building mixed-income housing that is well integrated into the surrounding community
  - Increasing housing choices through a balanced approach including both place-based and mobility-based initiatives.
  - Increasing transit-supportive affordable housing
  
- And, Improving quality of life, specifically for aging and disabled populations to include:
  - Being more collaborative and engage with private and non-profit partners that can offer greater opportunities for residents to achieve independence.
  - Creating a bold pilot initiative to engage and support the children it serves with the goal of reducing intergenerational dependence on assisted housing.

## **MA-30 Homeless Facilities and Services – 91.210(c)**

### **Introduction**

In San Antonio, a person seeking primary resources such as health, mental health and employment services is able to utilize the comprehensive 2-1-1 helpline, administered by the United Way of San Antonio and Bexar County (United Way), in collaboration with dedicated community partners. The 2-1-1 helpline is an accredited call center that provides the public with free information and referral to community resources 24 hours a day, 7 days a week. The 2-1-1 Helpline has bilingual call specialists on staff, as well as, access to an interpreter line provided by Texas Health and Human Service Commission (HHSC).

The United Way directs individuals to a variety of social services including emergency shelters/transitional housing, affordable housing, job search assistance, community clinics, and government assistance offices. There is also an online website with a Live Chat feature. A call specialist assesses the caller's need and priorities to identify resources specific to the individual's situation. A military outreach specialist is on staff to locate resources for veterans and their families. The service is also available to community advocates such as homeless liaisons, social workers, case managers and clinicians.

Since 2013, the City of San Antonio, Family Service Association and United Way have operated the Financial Empowerment Centers, which offer free, one-on-one financial counseling to any San Antonio resident. Financial Empowerment Center help clients reduce debt, increase savings, build credit and use safe and affordable banking products. One-on-one financial counseling has been integrated into many services targeted to homeless persons, including the DHS Homelessness Prevention Program, Haven for Hope campus, SAMM transitional living and rapid re-housing programs, and others.

The San Antonio Food Bank (SAFB) is also an important mainstream resource in San Antonio. Through the SAFB, households in need are able to obtain emergency food assistance anywhere from once a week to once a month. The SAFB also provides nutrition education to all of clients and teach such topics as health and wellness and gardening. The SAFB serves homeless individuals and others through the federal benefit assistance program to help them apply for SNAP, WIC, TANF, Medicaid and any other programs they might be eligible for. They also provide all families who utilize their services with assistance in finding and retaining employment, including in-house culinary training and education.

**Facilities and Housing Targeted to Homeless Households**

Category	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	475	37	846	1,221	0
Households with Only Adults	729	20	298	0	0
Chronically Homeless Households	0	0	0	687	0
Veterans	0	0	154	843	0
Unaccompanied Youth	14	0	0	0	0

**Table 40 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Many mainstream resources are incorporated into the Haven for Hope campus, the largest homeless services provider in the community (described in more detail in the following section). On campus partners include the following:

- Alamo Area Resource Center - Direct Services to HIV+/AIDS diagnosed Individuals
- Alamo Colleges - American Sign Language Interpreter Services
- Alcoholics Anonymous (AA) Meetings - AA Meetings on Campus
- American GI Forum (AGIF) - Homeless Veteran Housing, Job Placement and Training
- Anger Solutions Network - Faith-Based Anger Management Classes, Conflict Resolution
- Bexar County Pretrial Services - Members released from jail with conditions of bond
- Center for Health Care Services – Mental health programs and services, including rehab and Counseling Services, Crisis Care, Residential Programs, Clinic
- Centro Med -Primary Care Medical Services, Medical Case Management
- Christian Assistance Ministries (CAM) - ID Recovery; Safety Net Program
- Christian Financial Services - Credit Counseling and Debt Management
- Clarity Child Guidance Center - Children’s Mental Health Care
- COSA Municipal Court - Court Liaison, Monthly Warrants Clinic
- Dress for Success San Antonio - Educational/Vocational Services and Clothing Assistance
- Family Endeavors - Assistance with Financial deposits, rental, bus passes, childcare, auto repairs for Veterans
- Family Violence Prevention Services - Individual & Group Counseling for Homeless and Victims of Domestic Violence; WINGS Program for Children
- Financial Empowerment Centers – free, one-on-financial counseling
- Goodwill Industries - Job Assessments, Training, and Placement
- I Care San Antonio - Eye exams, eye medical care and corrective eye wear
- Navy Medical Training Center - Mental Health Assessment
- Our Lady of the Lake University - Individual, Couple, Family and Group Counseling and Psychotherapy; Social Work Interns
- Pay It Forward Ministries - Sober Living, Move in Assistance for Individuals Coming out of Detox, Treatment, Incarceration, Next Right Step Program, 12 Step Counseling
- SAMMinistries - Job Training, Placement & Pre-Employment Services, Rapid Re-Housing
- San Antonio AIDS Foundation - Direct Services to HIV+/AIDS diagnosed Individuals
- San Antonio Christian Dental Clinic - Dental Health Care and Dental Assistance Program
- San Antonio Food Bank - Food Services for Members, 16-week Culinary Arts Training Program for Members, Summer Culinary Program for Teens
- San Antonio Independent School District (SAISD) - Adult/Early Child Education Services
- Service Employment Redevelopment Jobs (SER): Jobs for Progress - Job Placement/Case Management, TANF
- Society of St. Vincent de Paul - Food Services
- St. Mary’s University – Civil, Criminal and Immigration Law, Warrants Clinic, ID Recovery
- Texas Department of Assistive and Rehabilitative Services (DARS) - Disability workforce services, placement, support and referrals
- Texas Department of Criminal Justice - Probation Issues and Parole Assistance
- Texas Rio Grande Legal Aid (TRLA) - Civil and Criminal Legal Services

- University of Incarnate Word - Medication Reconciliation, Adherence and Education, Hygiene Education and Skills with Children
- University of Texas Health Science Center - Focus Groups and Workshops
- University of Texas-San Antonio - Social Work Interns
- Veterans Affairs - Case Management, Housing and Counseling, Veteran Justice Outreach
- Voices for Children - Convene Stakeholders Concerned with Children's Issues
- YMCA - Child Care Center and After School Program

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The largest provider of homeless services in San Antonio is Haven for Hope. Haven for Hope is a 22 acre campus with approximately 900 beds for men, women and children, and over 150 services in a central location. Available services, provided by Haven and over 35 partners, include job training, education, behavioral health, dental, vision, primary health care, food, legal, mental health, substance abuse, child care and spiritual needs.

The Courtyard is an area designated for the chronic homeless population that provides safe sleeping and access to mental health services, chapel services, showers, food, legal and outreach services. Since 2012, Haven has operated The Terraces at Haven for Hope, 140 permanent supportive housing units for campus graduates and other community members.

A variety of transitional housing, rapid re-housing and homeless prevention programs are available to assist families with children. Homeless prevention and rapid re-housing programs are operated by the City of San Antonio and SAMMinistries, providing short term rental and utility assistance until a family is able to stabilize their housing. SAMMinistries operates the Transitional Living and Learning Center for families, a residential facility for up to 40 homeless families. The Salvation Army operates a number of programs, such as group homes, emergency shelters, and transitional living centers that provide housing, food, and overnight lodging and provide educational, counseling and vocational services to homeless families and individuals.

The City of San Antonio and the South Alamo Regional Alliance for the Homeless have undertaken the federal challenge to end Veteran homelessness. Shelters, transitional housing, and permanent supportive housing programs that address the needs of veterans include:

- HUD/VASH Vouchers, offered through the San Antonio Housing Authority and the Housing Authority of Bexar County, provides 550 vouchers for Permanent Supportive Housing for disabled veterans.
- Homeless Prevention and Rapid Re-housing are available through the Supportive Services for Veteran Families (SSVF) program, administered by Family Endeavors and the American GI Forum (AGIF), and the Veteran's Housing Stability Program, administered by SAMMinistries.
- Transitional housing is provided by AGIF and Crosspoint, Inc, with programs that focus on substance abuse recovery and/or employment assistance.
- To reach unsheltered homeless veterans, the VA administers the Health Care for Homeless Veterans Outreach program, which provides outreach workers to the streets, Haven for Hope and other emergency shelters.

Several programs serve unaccompanied youth who are homeless. Seton Home and the George Gervin Youth Center are shelters that foster childbirth and parenting skills for homeless teens. St. PJ's Children's Home is a shelter for domestic and international children who are victims of abuse, neglect and trafficking. Roy Maas Youth Alternatives is a shelter for children including wards of state.

This information was compiled from the 2014 Housing Inventory Count and in consultation with SARAH.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

The housing programs available are Long Term Rental Assistance in order to maintain housing for those persons with HIV/AIDS who are at risk of homelessness due to their financial situation. The short term transitional program provides shelter to those who would otherwise be homeless, due to their immediate discharge from an institutional setting until permanent housing or a regular source of income can be achieved. Furthermore, a Nursing Facilities Based Housing program is offered to those individuals who are unable to care for themselves at home due to their illness that may recover medically and be placed back into the community and others where the facility will become their permanent housing.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	87
PH in facilities	66
STRMU	0
ST or TH facilities	92
PH placement	0

**Table 41– HOPWA Assistance Baseline**

**Alternate Data Source Name:**

HOPWA CAPER and HOPWA Beneficiary Verification

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Supportive housing for special populations needs an approach that takes into account the whole person. This means the program must assess fund available and budget, food supply, access to resources (i.e. furniture, appliances, linen, and transportation), activities, goals, and mental and physical health needs.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Programs assisting individuals with special needs must be ADA compliant, have well trained staff for special needs, access to appropriate resources for specific special needs, and provide case management for all aspects that effect housing and safety.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs.** Utilities assistance, increase mental health and substance abuse beds, and work closely with partners such as Haven for Hope and Center for Health Care Services to ensure linkage to skills building programs and a foundation for the ASO to build upon. The City also plans to fund a new residential housing counselor staff person through CDBG administrative funding to address housing and supportive services. In many cases

persons facing the loss of housing or are in need of supportive services are the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, and public housing residents

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

San Antonio officials highlighted the negative effects of public policies, as well as the work they are doing to correct those effects, in their most recent CAPER.

In February 2010, City Council approved the Inner City Reinvestment/ Infill Policy (ICRIP) to promote growth and development in distressed areas of the City. The boundaries of the ICRIP were amended in January 2013 to better focus efforts on the most challenged areas of the City. A set of thirteen (13) equally weighted variables were used to identify these areas of focus that are underserved by public infrastructure, transit, and residential and commercial real estate markets. The ICRIP policy seeks to remove existing obstacles to reinvestment through fee waivers, single point of contact, and expedited plan review within these designated areas.

The City also has made revisions to the Housing Policies to allow more flexible repayment options for homebuyer assistance programs and to modify financing terms for owner occupied rehabilitation activities reducing the maximum assistance but providing a deferred forgivable form of assistance up to \$25,000 and perpetual lien at 0% for assistance between \$25,000 and \$40,000. Additionally, the city also revised policy to allow the rehabilitation programs liens to be subordinate to an existing first mortgage. These actions should make a considerable improvement in the number of clients served.

The trends of reduced federal resources as well as slowly improving economic conditions continue to be obstacles in meeting the needs of the underserved. In San Antonio, these conditions have caused city staff to review policy and delivery programs that serve the City's low income populations.

During the year the City decided to implemented efforts to maximize the impact of community development funding, by providing additional funding through a placed based approach of targeting specific neighborhoods to heighten the impact of our limited funding.

Specifically, the City of San Antonio finalized planning efforts for the REnewSA initiative by identifying improvements within each target area. Staff has identified 18 projects (streets and sidewalks) for target areas and in the process of starting the environmental surveys. An estimated 400 vacant properties were evaluated in the target areas and refined to around 200 properties for further Acquisition & Infill Development consideration. Staff identified vacant parcels for title and land clearance acquires properties. Four commercial structures in the target areas are in the process of receiving assistance for appropriate exterior rehabilitation of their buildings and bring them up to City Code by promoting consistency in design, and creating aesthetically pleasing environments.

The City also established the Neighborhood Enhancement Team (NET), a group of 6 code officers primarily involved in the proactive enforcement activities. Code violations fall into two tiers: Tier 1 violations are life and health safety issues (broken sewers, overgrown yards, vacant City of San Antonio unsecure structures); Tier 2 violations include zoning, basic property maintenance, overgrown alleys, junk vehicles, and unpermitted work. NET has a total of 5,000 violations resolved in the REnewSA target areas during FY 2014. Nearly half of those were in the Wheatley area. About 88% of the resolutions were based on proactive measures. Around 95% of resolved violations were resolved within 45 days

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section provides insight into the economic development landscape in the city of San Antonio. The below table details the extent of business sector employment throughout the city. Unemployment, commuting times, and education are also reviewed.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	8,152	3,962	2	0	-2
Arts, Entertainment, Accommodations	141,404	164,968	29	32	3
Construction	71,512	53,638	14	10	-4
Education and Health Care Services	222,871	214,846	43	42	-1
Finance, Insurance, and Real Estate	102,576	124,998	20	24	4
Information	25,367	34,102	5	6	1
Manufacturing	63,367	66,950	13	14	1
Other Services	49,664	40,288	9	8	-1
Professional, Scientific, Management Services	100,722	88,668	19	18	-1
Public Administration	28,892	0	5	0	-5
Retail Trade	132,335	141,224	26	28	2
Transportation and Warehousing	37,948	30,962	7	6	-1
Wholesale Trade	34,491	49,234	7	10	3
Total	1,019,301	1,013,840	--	--	--

**Table 42 - Business Activity**

Alternate Data Source Name:

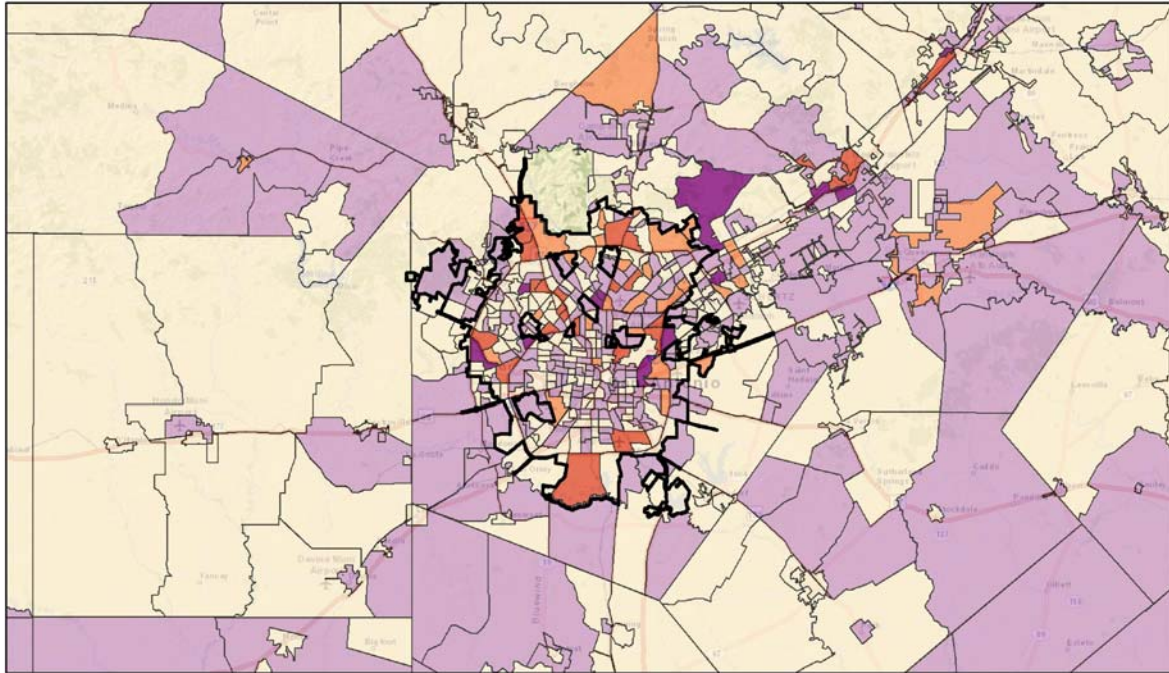
2009-2013 ACS (Workers), 2011 Longitudinal Employment

### Employment by Sector

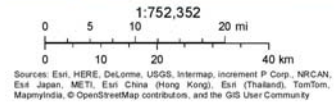
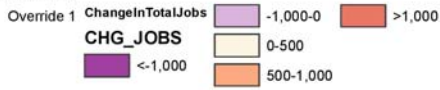
Education and Health Care Services business sector provides the highest percentage of all jobs in San Antonio with 42% of all jobs coming from this sector. This is followed by Arts, Entertainment, and Accommodations, comprising 32% of the jobs throughout San Antonio. The third largest business sector is Retail Trade which accounts for 28% of the total jobs in the community.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.

Change in Total Jobs -



January 25, 2015

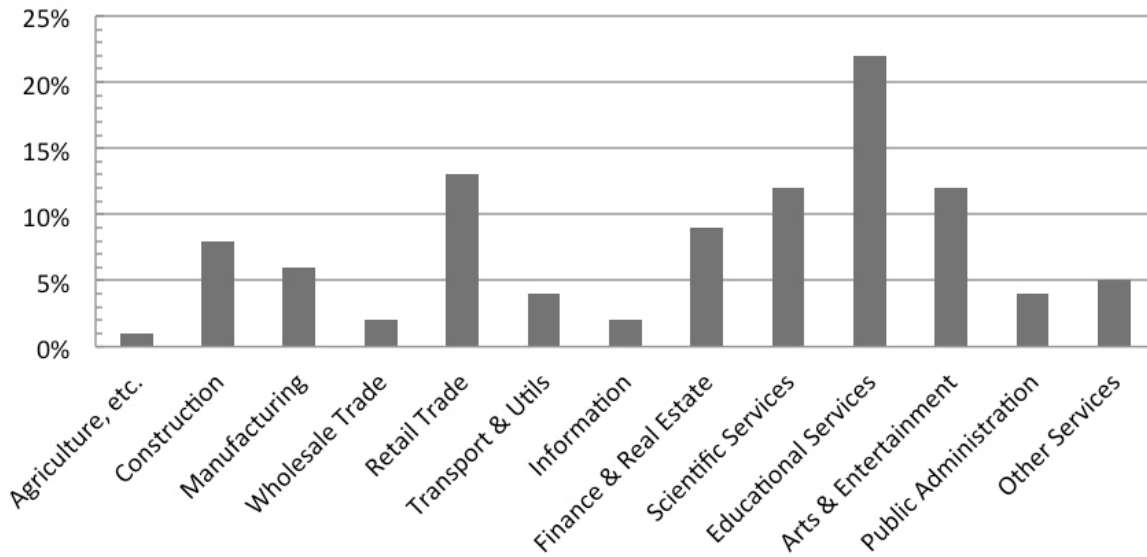




### Employment by Industry

The American Community Survey categorizes the working population over age 16 into 13 general industries. Occupational categories abbreviated in the chart are based on the following ACS fields: Agriculture, forestry, fishing and hunting, and mining (1%); Construction (8%); Manufacturing (6%); Wholesale Trade (2%); Retail Trade (13%); Transportation and Warehousing, and Utilities (4%); Information (2%); Finance and Insurance and Real Estate and Rental and Leasing (9%); Professional, Scientific, and Management, and Administrative and Waste Management Services (12%); Educational Services, Health Care and Social Assistance (22%); Arts, Entertainment, Recreation, Accommodations and Food Services (12%); Public Administration (4%); Other Services, Excluding Public Administration (5%) (Source: City Planning Department February 2015).

### Employment by Industry - Civilian Pop. Over 16 Years

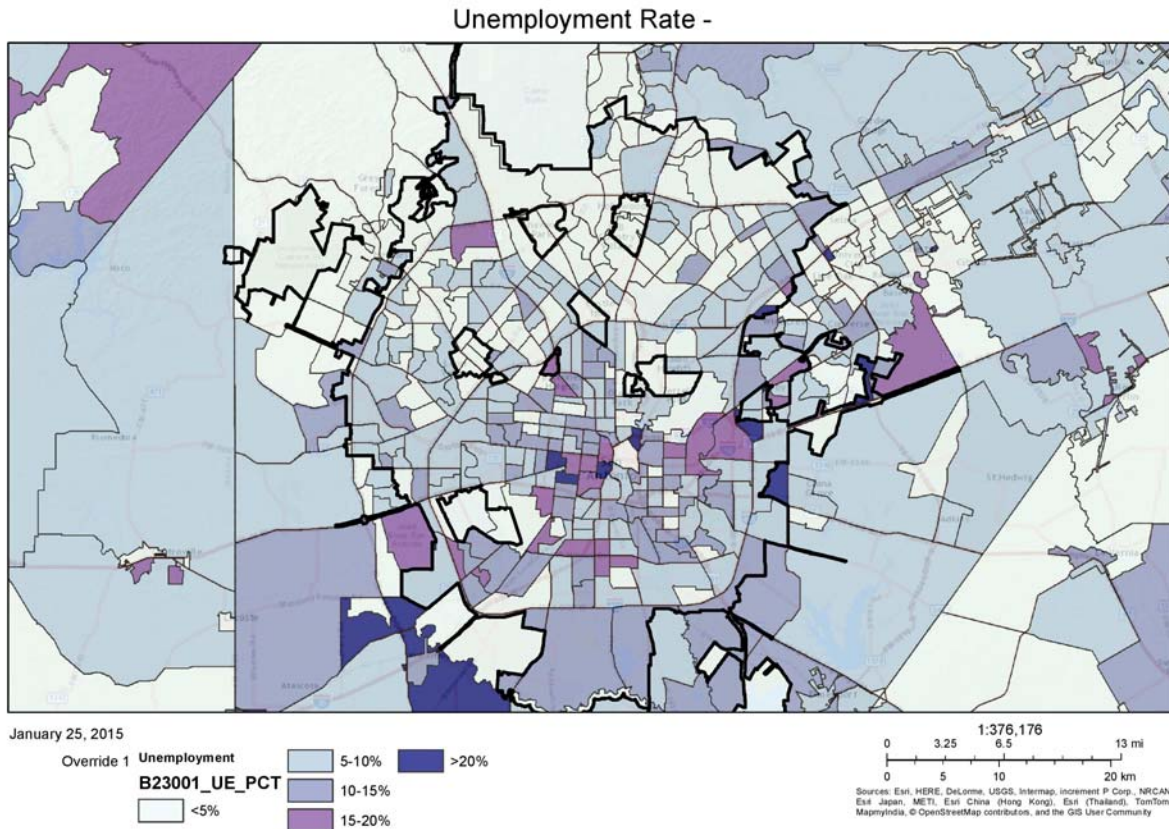


## Labor Force

Total Population in the Civilian Labor Force	963.000
Unemployment Rate	3.8%

**Table 43 - Labor Force**

Alternate Data Source Name:  
U.S Labor and Statistics

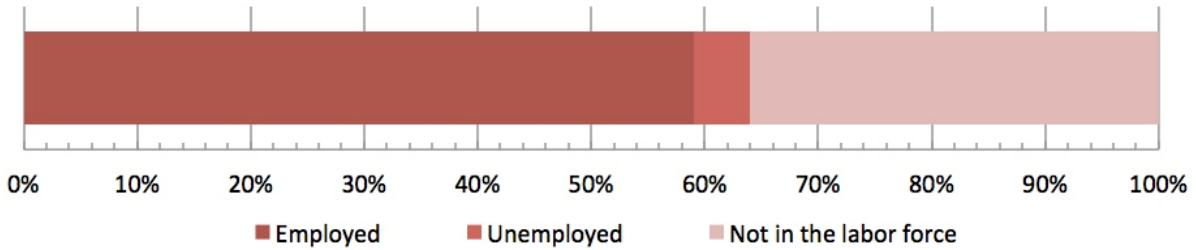


## Unemployment Rate

### Employment - Residents Over 16 Years

Of the total population 16 years and older, 64% overall are currently in the civilian labor force. Among the population 16 years and older, 59% are employed, 5% are unemployed and 36% are not currently in the labor force. Six-tenths of a percent of employed civilian residents aged 16 years and older are employed in the Armed Forces. The American Community Survey does not provide information on the non-civilian labor force (source: City Planning Department February 2015).

**Employment - Residents Over 16 Years**



**Employment - Residents Over 16 Years**

Occupations by Sector	Number of People
Management, business and financial	322,120
Farming, fisheries and forestry occupations	33,199
Service	192,829
Sales and office	327,157
Construction, extraction, maintenance and repair	118,375
Production, transportation and material moving	90,731

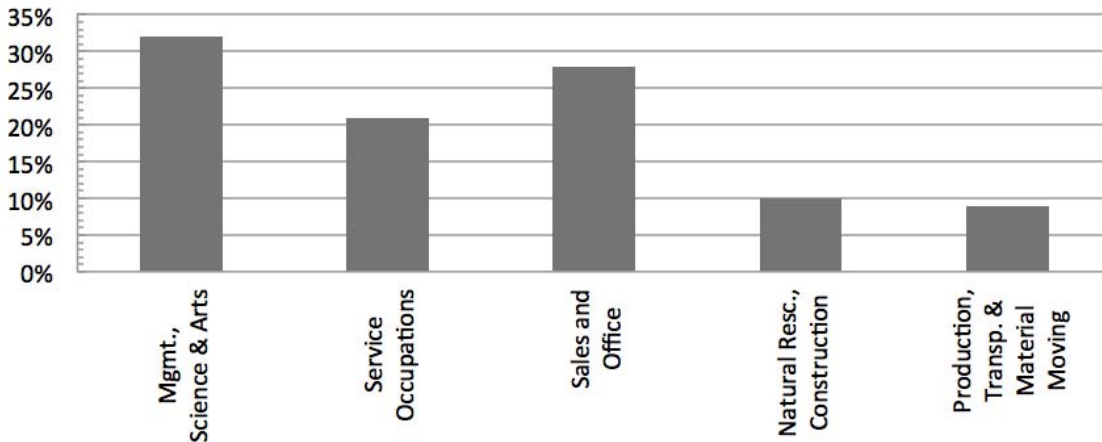
**Table 44 – Occupations by Sector**

Alternate Data Source Name:  
2009-2013 American Community Survey 5-Year Est.

**Occupation Type**

Within the 13 employment industry categories used, occupation types are defined as Management, business, science and arts occupations (32%), Service occupations (21%), Sales and office occupations (28%), Natural resources, construction, and maintenance occupations (10%), Production, transportation, and material moving occupations (9%). The graph below illustrates the estimated prevalence of these occupation categories in 2013 (source: City Planning Department February 2015).

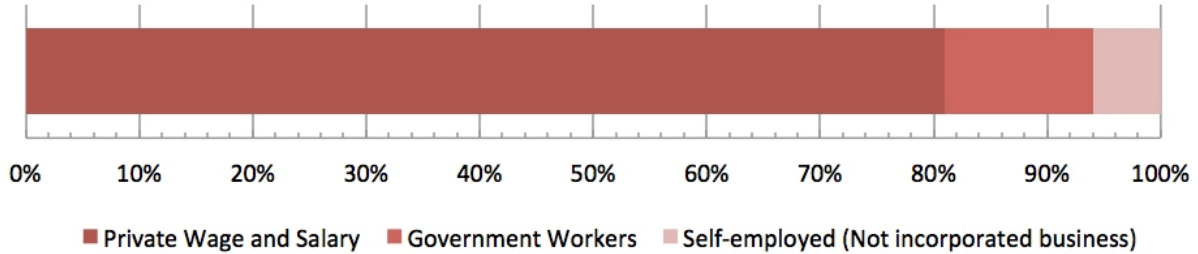
**Occupation Type - Civilian Pop. Over 16 Years**



**Class of Worker**

Employees are characterized as belonging to several classes of worker. Included in the graph below are Private Wage and Salary workers (81%), Government workers (13%), and Self-Employed workers in not-incorporated businesses (6%). Though not illustrated on the graph, unpaid family workers make up .1% of all employed civilian workers age 16 or older (source: City Planning Department February 2015).

**Class of Workers - Employed Civilians Over 16 Years**



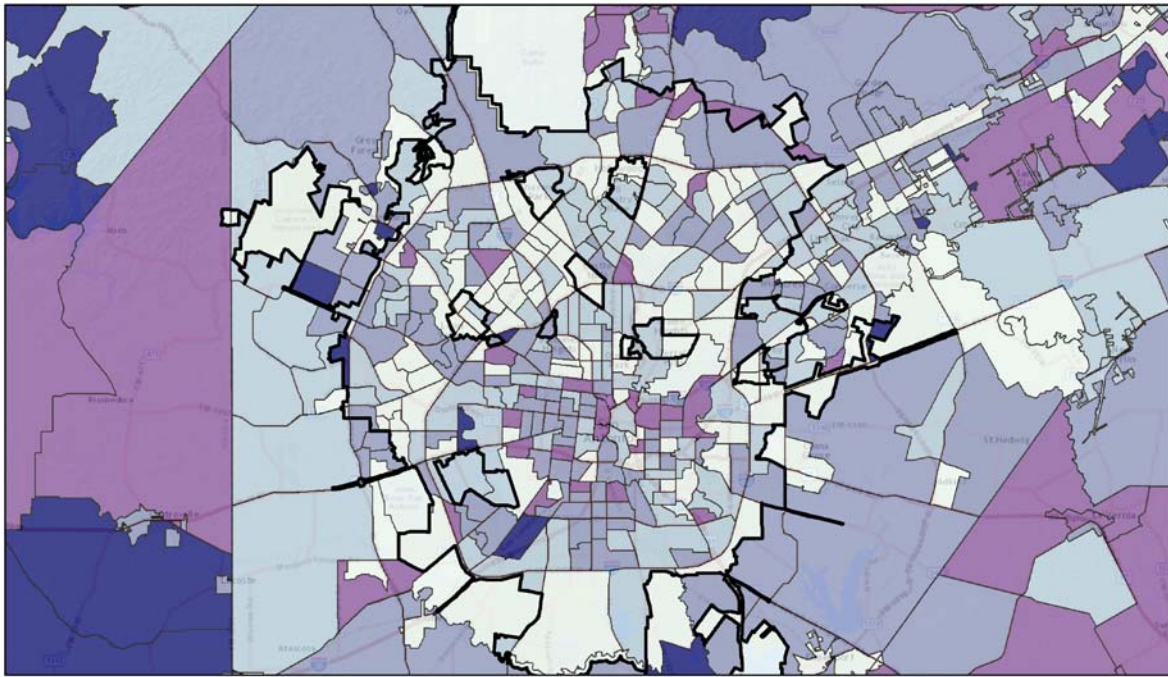
**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	421,682	70%
30-59 Minutes	158,358	26%
60 or More Minutes	26,696	4%
<b>Total</b>	<b>606,736</b>	<b>100%</b>

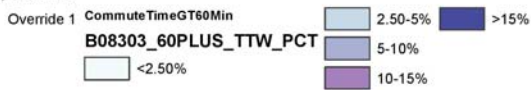
**Table 45 - Travel Time**

Alternate Data Source Name:  
2009-2013 American Community Survey 5-Year Est.

Commute Time More Than One Hour -



January 25, 2015



1:376,176  
0 3.25 6.5 13 mi  
0 5 10 20 km  
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

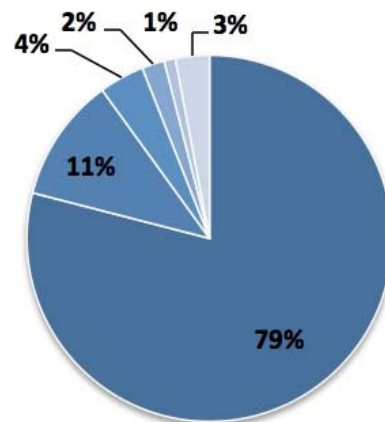
**Commuting Patterns**

Most San Antonio residents commute to their place of employment by single occupant personal vehicle. The chart below illustrates local commuting patterns. These percentages roughly correspond to the rest of the state, with San Antonio featuring slightly more commuters traveling by public transit when compared to the State of Texas as a whole.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.

**Commuting Patterns**

- Drove Alone (Car, Truck or Van)
- Carpooled (Car, Truck or Van)
- Public Transportation (Excluding Taxicabs)
- Walked
- Other Means
- Worked at Home



**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	130,696	20,047	90,538
High school graduate (includes equivalency)	238,150	22,666	92,943
Some college or Associate's degree	323,293	25,144	85,498
Bachelor's degree or higher	278,859	12,484	50,255

**Table 46 - Educational Attainment by Employment Status**

Alternate Data Source Name:

2009-2013 American Community Survey 5-Year Est.

Data Source Comments:

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	6,859	17,234	21,660	64,745	61,422
9th to 12th grade, no diploma	49,323	41,696	35,920	55,105	29,178
High school graduate, GED, or alternative	93,438	100,128	92,748	158,815	71,454
Some college, no degree	121,779	111,236	84,364	140,754	55,686
Associate's degree	12,700	28,530	27,097	44,830	12,156
Bachelor's degree	19,648	77,684	57,801	92,428	29,908
Graduate or professional degree	1,341	27,733	31,562	60,342	24,106

**Table 47 - Educational Attainment by Age**

Alternate Data Source Name:

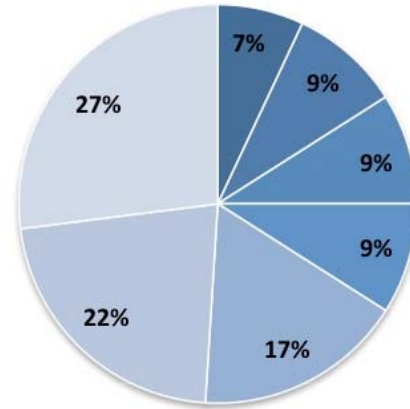
2009-2013 American Community Survey 5-Year Est.

**Educational Attainment**

Educational attainment estimates based on the year-long survey show an estimated 27% of San Antonio’s population 25 years and over have graduated or completed high school equivalency, with 22% gaining some college experience, though never graduating. Seven percent of San Antonio’s population over 25 hold associate’s degrees, 17% hold bachelor’s degrees, and 9% hold other professional or advanced degrees. Nine percent have some 9 – 12th graders with no diploma (source: City Planning Department February 2015).

## Educational Attainment

- Associate's degree
- Less than 9th Grade
- 9 - 12th Grade, No diploma
- Graduate/professional degree
- Bachelor's degree
- Some College, No degree
- High school graduate or equivalency



## Educational Attainment

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	36,216
High school graduate (includes equivalency)	48,665
Some college or Associate's degree	62,086
Bachelor's degree	94,713
Graduate or professional degree	123,247

**Table 48 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:

2009-2013 American Community Survey 5-Year Est.

### Median Earnings in Past 12 Months based on Educational Attainment

As might be expected, median earnings are directly proportional to educational attainment. Those individuals with some college or an Associate's degree can expect to earn nearly twice as much as those persons who have not completed a high school diploma. Furthermore, those with a graduate degree earn more than 2 1/2 times what a person with only a high school degree earns.

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Education and Health Care Services business sector provides the highest percentage of all jobs in the City with 42% of all jobs coming from that sector. This is followed closely by Arts, Entertainment, and Accommodations comprising an additional 32% of the jobs throughout the City. The third largest business sector is Retail Trade which accounts for 28% of the total jobs in the City.

### Describe the workforce and infrastructure needs of the business community:

The 2012 AACOG Regional CEDS highlighted the strategies and investments of the City of San Antonio greatly influencing the region: "The natural resource, economic, and workforce characteristics of communities throughout the region, though nuanced and unique, are common enough that economic developers and stakeholders throughout the region can and do invest in strategies that develop regional

competencies and improve the competitiveness of all.” Due to the region’s strengths economic export-oriented clusters have developed including Aerospace and Aviation, Bioscience and Healthcare, Energy, Financial Services, Information Technology, and Manufacturing.

The CEDS identified two objectives dealing with public infrastructure with several strategies identified for each:

1. Objective: Build a strong Innovation Infrastructure that promotes entrepreneurship and small business development

Strategy: Support programs that develop entrepreneurial skills in the workforce

Strategy: Coordinate with regional Small Business Development Centers to improve access to residents throughout the region to these assets

2. Objective: Support continued improvement of the region’s transportation infrastructure, including public transportation, highway/interstate systems, and rail port and airport capacity  
Strategy: Promote development of public transportation alternatives

Strategy: Support public transportation usage campaigns to promote connectivity between rural and metropolitan areas

Strategy: Assist communities in accessing resources to improve roadways, rail systems, and airport capacity.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The San Antonio region continues to have incredible growth, particularly in the areas listed above (Aerospace and Aviation, Bioscience and Healthcare, Energy, Financial Services, Information Technology, and Manufacturing). SA 2020 identifies four of those areas as high-growth targets and ripe for continued economic development. Those areas are all technologically advanced fields and include Aerospace and Aviation, Bioscience and Healthcare, Energy, and Information technology. Military and Defense is a new economic cluster that has been targeted for economic growth, as well as expanding the Energy cluster to include Fossil Fuels. Currently the workforce will be outpaced by economic growth. For example, the Aerospace/Aviation cluster is expected to grow 7.2% between 2012-2017 but regional employment gains will only increase 4.5%. The regional population is both younger and less educated than the national average which prohibits economic growth. Greater investment in education and training is necessary.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to the Comprehensive Economic Development Strategy (CEDS) survey, the educational attainment percentages in the San Antonio region are less than the entire US percentages. The region has a higher than average number of adults (25+) in the following three categories: Less than 9th Grade, 9th-12th Grade with no diploma, and some college but no degree. It should be noted that educational attainment is not homogenous throughout the region with urban areas faring better than rural areas.



**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The San Antonio Economic Development department maintains several programs in cooperation with the community to train and educate the workforce. Workforce Solutions Alamo is a regional program that helps train the workforce and connects them with employers. They also work with the community to find solutions for job training and jobs for youth in the area and assist working parents who need child care. Alamo Academies is a STEM-based model that partners with community colleges in the city, high schools, the city of San Antonio, and industry leaders in the region. They assist in training the local population in the skills necessary to build a career in growing industries.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

While no direct economic development initiatives are occurring in tandem with the Consolidated Plan, the city is currently undergoing several planning initiatives that have an economic development component. The citywide Comprehensive Plan, the Strategic Multimodal Transportation Plan, and the Sustainability Plan each include a public engagement process that will address the economic development needs, goals, and strategies to be implemented over the next 25 years.

In addition, the City's place-based revitalization initiative, REnewSA, specifically addresses economic growth along commercial corridors in targeted neighborhoods in coordination with other infrastructure and housing investments.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated?**

As shown in section MA-20, the majority of housing built before 1980, and also before 1949, is concentrated in center-city neighborhoods. This includes Census tracts within Interstate Loop 410, many of which consist primarily of low-income households. Homes built more than 35 years ago are believed to have a greater risk for the presence of lead-based paint. Additionally, low-income households are disproportionately more likely to be cost burdened, dedicating more than 30 percent of their income on housing expenses, while their tendency to be renters limits the ability to make improvements to their homes.

Interestingly, the share of cost-burdened households is higher in suburban neighborhoods than in central San Antonio, with some Census tracts outside of Interstate Loop 410 reporting that more than 70 percent of low- and moderate-income households pay at least half of their income on housing expenses. Extremely low-income households were likely to be severely cost burdened in any part of the city.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?**

According to section NA-10, the lowest median household incomes are clustered in central and South San Antonio. The majority of households within Interstate Loop 410 have an annual median income below \$50,000. Census tracts with the lowest household incomes (those with a median income below \$25,000) are concentrated just east and west of downtown. Poverty rates are also highest in neighborhoods close to downtown, with some Census tracts indicating that more than 45 percent of residents live below the federal poverty limit.

### **What are the characteristics of the market in these areas/neighborhoods?**

Like in many other U.S. cities, the resurgence of urban neighborhoods is having a noticeable effect on demographic trends in San Antonio. The greatest decreases in the poverty rate are occurring downtown and in surrounding neighborhoods, while the sharpest increases in poverty are occurring in the suburbs; particularly, in Census tracts along major freeways, including IH-10 and Interstate Loop 410. The median household income also showed a substantial increase in and around downtown, while the median income fell most notably in northern and eastern parts of the city.

Although median home values in central neighborhoods remain among the lowest in San Antonio, the same areas are showing some of the largest increases in value. In the last decade, most Census tracts within Interstate Loop 410 saw home values increase at least 40 percent, with some near downtown seeing more than an 80 percent jump in value. Census tracts to the north saw increases in median value primarily between 10 and 40 percent in the last decade. Similarly, median rents grew at a faster rate within Interstate Loop 410—most tracts seeing rent increases of at least 25 percent. Tracts to the north of Loop 410 saw slower growth in rents, with several tracts even reporting a net loss in contract rent.

### **Are there any community assets in these areas/neighborhoods?**

The desirability of central San Antonio is based on a conglomeration of community assets. The central city hosts a number of cultural facilities, pedestrian and bicycle amenities, and a significant concentration of employment opportunities. Transit connectivity is good for both choice riders and those who cannot afford vehicle ownership. Housing in neighborhoods around downtown is relatively affordable compared to similarly-sized cities, attracting a broad range of renters and homebuyers.

Accessibility to quality educational facilities, local services, and green space is improving, further increasing the marketability of these central neighborhoods.

**Are there other strategic opportunities in any of these areas?**

As central San Antonio neighborhoods become more desirable in the future, many opportunities exist to preserve and provide affordable housing and services for low-to-moderate income households who want to remain and that want to move here. Results from the City's Comprehensive Plan, Strategic Multimodal Transportation Plan, and Sustainability Plan should each guide the community in how it will best accommodate people of all incomes and stages of life throughout the city.

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# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of San Antonio has developed a strategic plan for the use of federal entitlement grant funds to be received from US HUD over the next five years to benefit low and moderate income people and communities. This plan:

- is data-driven
- deeply reflects public input
- builds on the momentum of the City's existing, effective strategies
- aims at leveraging non-federal investments

The strategic planning process was led by the City of San Antonio's Department of Planning and Community Development and guided by the City's Steering Committee - a panel of executive and managerial City staff. The Steering Committee met on three occasions throughout the process culminating in a set of recommended priorities and goals. In addition to the extensive public engagement process described elsewhere in this document, the City's Strategic Planning Team organized specific workgroups of subject matter experts from private, non-profit and public sector entities to provide additional specific recommendations on proposed funding levels, eligible activities, and resources that could be leveraged. The resulting strategic plan is built on five key priorities.

- ✓ Priority # 1: Provide decent safe affordable housing
- ✓ Priority # 2: Neighborhood revitalization
- ✓ Priority # 3: Provide for special needs populations
- ✓ Priority 4: Housing and supportive services for the homeless
- ✓ Priority 5: Economic development

Each of the four major grants programs, CDBG, HOME, ESG and HOPWA, have specific goals that connect to the overarching priorities enumerated above.

CDBG Goals: Rehabilitate existing housing stock; Further fair housing; Create mixed-income neighborhoods; Enhance neighborhood connectivity; Invest in public infrastructure; Remediate environmental hazards and blight; enhance consumer financial capability, provide affordable youth care.

HOME Goals: Rehabilitate existing housing stock; Build new single family homes; Provide homebuyer assistance, Develop new rental housing.

ESG Goals: Provide services and housing for the homeless; Provide prevention services to people at risk of homelessness.

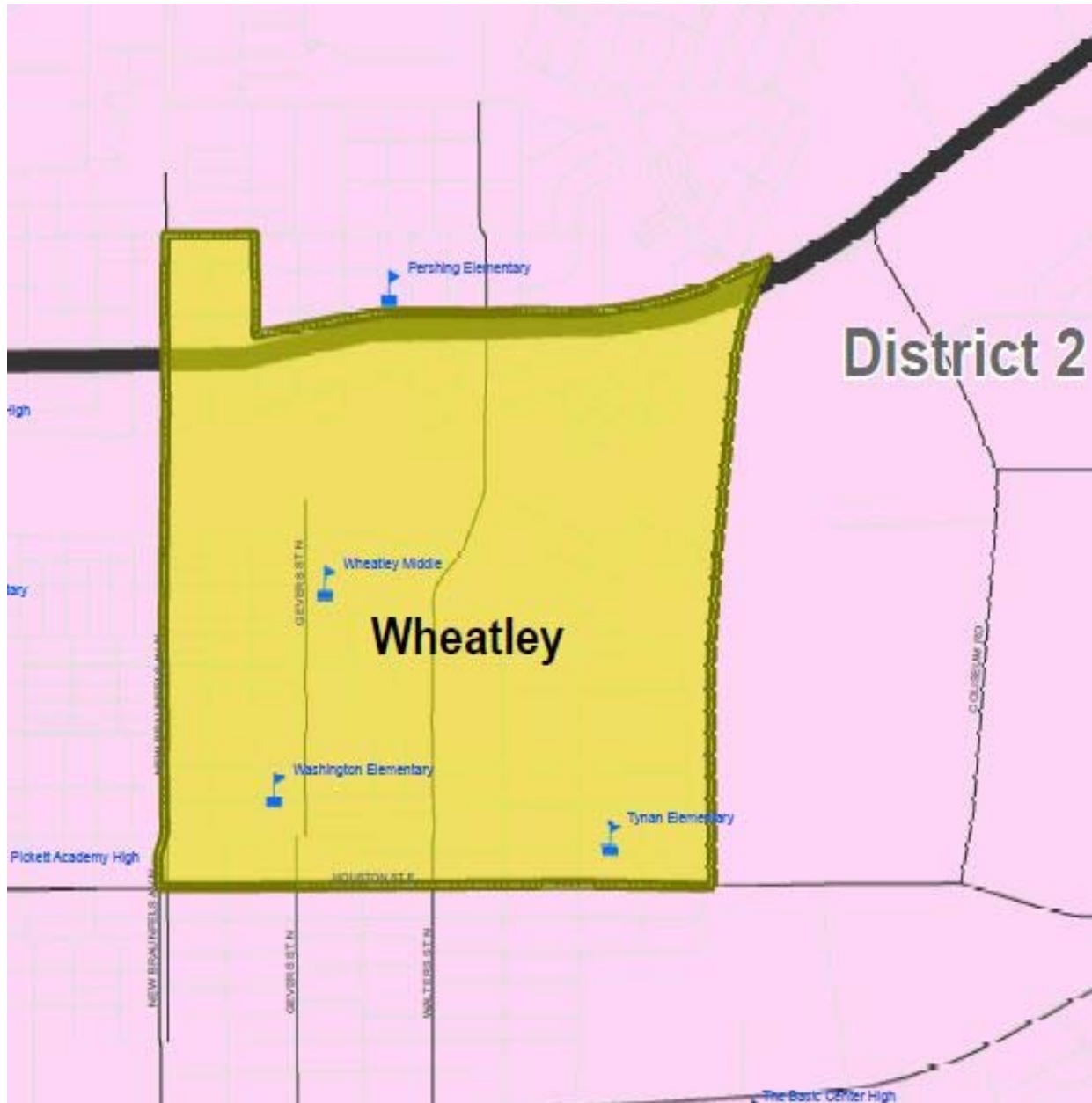
HOPWA Goals: Provide services and housing for persons with AIDS.

For the first time in more than 20 years, the City of San Antonio is undertaking the development of a Comprehensive Plan, which seeks to coordinate across a wide range of planning efforts in the City and is far broader in scope and scale than this Five Year Consolidated Plan. The strategic plan for this Five-Year Consolidated Plan has taken on an even higher level of importance for the City because it will significantly inform the Housing Element of the Comprehensive Plan and it helps to clarify the needs and opportunities in low and moderate income communities in particular.

**SP-10 Geographic Priorities – 91.215 (a)(1)**

**Geographic Area**

**Table 49 – Geographic Priority Areas**



Area Name	Wheatley Target Area
<b>Area Type:</b>	Local Target area
<b>% of Low/ Mod:</b>	81.5%
<b>Revitalization Type:</b>	Comprehensive
<b>Identify the neighborhood boundaries for this target area.</b>	The Wheatley Area is located in Council District 2 in an area with direct access to N. New Braunfels Avenue and IH-35. The target area is the recipient of both Promise Neighborhood and CHOICE Neighborhood Implementation Grants.
<b>Include specific housing and commercial characteristics of this target area.</b>	<p>Single-family homes comprise much of the housing stock today in the Wheatley target area. Wheatley is in need of infrastructure improvements and revitalization. While there are beautiful historic homes in the area, there are also abandoned derelict homes, yards filled with junk and vacant lots. Vacant structures and lots are scattered throughout the target area, most of the vacant structures are in a state of disrepair. Although some are secured, others are open to the elements, accelerating their rate of deterioration and creating a hazard for surrounding residents. Several of the vacant lots surveyed previously contained a structure and should still have utilities in place that could serve infill housing.</p> <p>Commercial characteristics primarily include small local businesses with most tenants occupying office and retail spaces. Vacant commercial properties are unlimited along the commercial corridors. Stores along the primary commercial corridors generate pedestrian foot traffic. Commercial characteristics in the target area are in need of façade improvements, storefront appearance, attracting quality goods and services, and a cleaner appearance within the commercial corridors. Overall, the commercial businesses are suffering from age and cluttered signage and could benefit from enhanced curb appeal. Via Transit has instituted a new bus route in the area to promote increased access for area residents.</p>
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<ul style="list-style-type: none"> <li>▪ Wheatley target area was selected due to the investment of the Promise Zone and Choice Neighborhood Grant</li> <li>▪ Promise Zone and Choice Neighborhood Community Engagement <ul style="list-style-type: none"> <li>○ 18 major events were held to engage the entire community</li> <li>○ Developed goals and strategies for improving the Wheatley area</li> </ul> </li> </ul> <p>More than 300 community members attended one or more of 30 planning meetings held between March 2011 and April 2012.</p>

<p><b>Identify the needs in this target area.</b></p>	<ul style="list-style-type: none"> <li>▪ Increase the stock and quality of affordable housing</li> <li>▪ Recognize walking as a viable mode of transportation and provide a safe way for residents</li> <li>▪ Grow an educated and well-trained local workforce</li> <li>▪ Improve and maintain the existing infrastructure, throughout the neighborhood, in good repair and improve the visual appearance of the streetscape</li> <li>▪ Lack of Retail and Grocery Stores</li> <li>▪ Deteriorating Properties <ul style="list-style-type: none"> <li>○ Absentee Ownership</li> </ul> </li> <li>▪ Poor Infrastructure Development <ul style="list-style-type: none"> <li>○ Streets</li> <li>○ Lighting</li> <li>○ Sidewalks</li> <li>○ Streetscape</li> </ul> </li> </ul>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<ul style="list-style-type: none"> <li>▪ Beautiful historic home fabric</li> <li>▪ Proximity to downtown, cultural diversity, unique character of historical homes, neighborhood residents, great sense of community</li> <li>▪ Potential to coordinate and integrate development of a mix of neighborhood businesses that serve the immediate residents in the vicinity and establish housing options with diverse age and density that are walk able and secure</li> <li>▪ The historic and current pattern of single-family homes should be retained and strengthened as an important characteristic of the neighborhood. In addition, residential revitalization strategies should focus on achieving a mixed income community</li> </ul> <p>There is a significant opportunity for infill housing to refurbish homes and create new homes on vacant lots or other small vacant areas. Such activity will create business opportunities for small home builders and remodeling contractors. In addition, the infill housing and street improvements will stimulate a rebirth of small businesses along main corridors and at the intersections</p>



<b>Are there barriers to improvement in this target area?</b>	<ul style="list-style-type: none"> <li>▪ Absentee landlords not maintaining properties and renting to undesirables</li> <li>▪ Improve school system and their facilities (schools are struggling)</li> <li>▪ Numerous Vacant Buildings and Homes (over 180 vacant lots and abandoned structures)</li> <li>▪ The area has a high crime rate</li> <li>▪ Aged Infrastructure <ul style="list-style-type: none"> <li>○ Underground utilities and drainage</li> </ul> </li> <li>▪ Need for development of vacant lots in viable blocks of the neighborhood with rehabilitated housing to improve the concentration of similar housing</li> <li>▪ Many of the streets in the area are blighted</li> <li>▪ Lack of adequate park space within a walk able distance to the neighborhood</li> <li>▪ Public transit system is inefficient relative to the transit needs of the residents</li> <li>▪ The primary concern of area residents is safety and security</li> </ul>
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**General Allocation Priorities**

**Describe the basis for allocating investments geographically within the jurisdiction:**

The City of San Antonio understands that investments in housing, economic development, public facilities and public services will have greater value when they are coordinated with other investments, assets and services. When investing HUD entitlement funding, the City of San Antonio will seek to prioritize investments that have one or more of the following characteristics.

Transit-oriented: San Antonio is a geographically large City and the cost of transportation is a significant factor for low and moderate income people. Access to public transit will be an important consideration when investing entitlement funds in affordable housing.

Promotes access to quality employment: San Antonio will seek to support projects and services that more effectively connect low and moderate income people to quality employment opportunities and/or locate quality jobs in low-income/ distressed areas.

Support access to education: San Antonio has made recent strategic investments in promoting educational opportunity, from pre-K through college. The City has also leverage a Promise Neighborhoods grant from the US Department of Education, which has been an important incubator for connecting housing and economic development strategies with educational investments. The City seeks to invest in projects and services that build on this momentum.

Promotes healthy environments and lifestyles and/or access to health care resources: San Antonio is a city with well-documented public health challenges and a very sizable population that relies on indigent care. San Antonio also recognizes that it has a wealth of national-recognized health care systems and institutions. The City seeks to coordinate its housing and economic development investments with health-related investments and to promote healthy communities.

Promotes and preserves culture: Extensive public input as well as guidance from the Steering Committee emphasized that culture is an enormous asset for San Antonio, a City that is widely recognized for the depth and diversity of its cultural heritage and history. The City recognizes culture as an asset and will seek to prioritize investments that promote and preserve the culture and heritage of its communities.

The City of San Antonio may choose to implement these general allocation priorities through bonus points in competitive solicitations/ bids and/or may undertake special research or analysis to ensure a data driven approach to these issues.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 50 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	<b>Provide Decent Affordable Housing</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	N/A
	<b>Associated Goals</b>	1A: Rehabilitate Existing Housing Stock 1B: Development of New Housing for Ownership 1C: Provide Homebuyer Assistance 1D: Develop New Affordable Rental Housing 1E: Further Fair Housing Opportunities

	<b>Description</b>	The role of decent, safe affordable housing plays in ensuring our communities are vibrant is significant in that it is the foundation for strong educational, economic development, community development success. Affordable housing issues affect all areas of quality of life from success in the classroom, to healthy living, to economic stability of working class families. The City shall utilize HUD funds to address a host of affordable housing issues including rehabilitate existing housing stock, developing high performing new affordable rental housing, build new affordable single family housing in our inner City, provide home buying assistance to ensure the cost of buying a home is both affordable and sustainable, and discourage discriminatory housing practices to promote fair housing.
	<b>Basis for Relative Priority</b>	Providing decent safe and affordable housing was the highest ranked need according to public feedback and the HUD Census Data. The issues of high housing cost burden for both homeowners and renters and the current age and condition of existing housing stock in our inner City are both significant in scale and need.
<b>2</b>	<b>Priority Need Name</b>	Provide Neighborhood Revitalization Efforts
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	N/A

	<b>Associated Goals</b>	2A: Create Mixed Income Neighborhoods 2B: Improve Housing & Neighborhood Connectivity 2C: Improve Public Infrastructure 2D: Eliminate Environmental Hazards & Blight
	<b>Description</b>	Neighborhood revitalization at its fundamental core transforms lower income neighborhoods into sustainable communities with mixed-income housing, safe streets, and economic opportunity. While a myriad of activities can contribute to neighborhood revitalization, HUD funding shall be utilized specifically to address instances of blight, environmental hazards, neighborhood connectivity, and horizontal infrastructure.
	<b>Basis for Relative Priority</b>	Through the City’s public engagement process the community expressed a specific desire for the City to provide visible neighborhood changes to our low income areas. The community asked for improvements that would assist in preserving neighborhoods, including but not limited to addressing issues of public safety, connectivity, and basic infrastructure needs. Additionally, the City also recognizes the impact of environmental hazards and conditions of blight in our inner city areas as directly being a significant barrier to neighborhood transformation.
3	<b>Priority Need Name</b>	Provide for Special Needs Populations
	<b>Priority Level</b>	High
	<b>Population</b>	Persons with HIV/AIDS; Families with Children
	<b>Geographic Areas Affected</b>	N/A
	<b>Associated Goals</b>	3A: Provide housing & services for HOPWA 3B: Provide affordable child care, including summer and after school programs
	<b>Description</b>	The City will utilize HOPWA funds to provide rental assistance, counseling, healthcare, life skills, short-term housing, supportive services and transportation services to clients. The services provided will enhance client’s skills to improve housing stability, reduce barriers to finding affordable and safe housing, and positively impact client’s ability to remain in stable housing. In addition, the City shall utilize CDBG funds to provide youth summer and extended community center access for thousands of youth in our low income communities.
	<b>Basis for Relative Priority</b>	The types and range of social issues identified by the community varied significantly from specific programs to assist seniors to child care needs. The City has dedicated resources through other types of grant funds to address these identified needs. However, the Five Year Plan will focus HUD resources on impacting the lives of persons and families living with HIV/AIDS and on ensuring summer care for our low income youth populations.
4	<b>Priority Need Name</b>	Address Housing Services for Homeless Population
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	<b>Geographic Areas Affected</b>	N/A
	<b>Associated Goals</b>	4A: Provide Housing & Services for Homeless 4B: Provide Services to Prevent Homelessness
	<b>Description</b>	Emergency shelter funds are used to provide essential services and operations in emergency shelters. The City will contract with sub-recipients and also provide case management, financial assistance and support services. Rapid Re-Housing and Prevention Program funds will be used to provide housing relocation and stabilization services and short- or medium-term rental assistance to help the homeless move quickly into permanent housing or prevent a household from moving into an emergency shelter.
	<b>Basis for Relative Priority</b>	Through consultation with stakeholders such as the South Alamo Regional Alliance for the Homeless, and through consultation with citizens, the City will take a balanced approach to the use of Emergency Shelter funds over the next five years. It was evident that homeless prevention strategies should be used in conjunction with emergency shelter strategies. The City will no longer utilize HUD sourced funds for “transitional” housing.
5	<b>Priority Need Name</b>	<b>Provide Economic and Workforce Development</b>
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
<b>Geographic Areas Affected</b>	N/A
<b>Associated Goals</b>	5A: Provide Financial Literacy Training
<b>Description</b>	Financial literacy for low-income families is about education with respect to reducing overall cost in relation to income. For basic needs such as food security, housing, medical care, education, and retirement, the impact of financial decisions made today directly impact the future ability to manage debt and save money. The approach to achieving this goal will be in providing individual case management rather than group classroom training.
<b>Basis for Relative Priority</b>	Both the community and stakeholder agencies identified financial literacy training as a critical need to improve many sectors of community development.

**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of San Antonio will not use CDBG or HOME funding for TBRA.
TBRA for Non-Homeless Special Needs	The City of San Antonio will utilize HOPWA funds to assist persons with HIV/AIDS to find adequate affordable housing.
New Unit Production	The City of San Antonio has identified the need for affordable rental and ownership units as one of its highest priorities. HOME funding will be utilized to support new affordable unit construction.
Rehabilitation	Along with providing for new unit construction, the City will provide CDBG and HOME funds to support programs that repair and rehabilitate existing rental and owner occupied housing. The preservation of affordable units is a strategy equally as important as the development of new housing.
Acquisition, including preservation	In an effort to improve land use and utilization of existing buildings as well as an effort to remove slum and blight, the City may utilize CDBG & HOME funding for the acquisition of land and/or buildings/facilities.

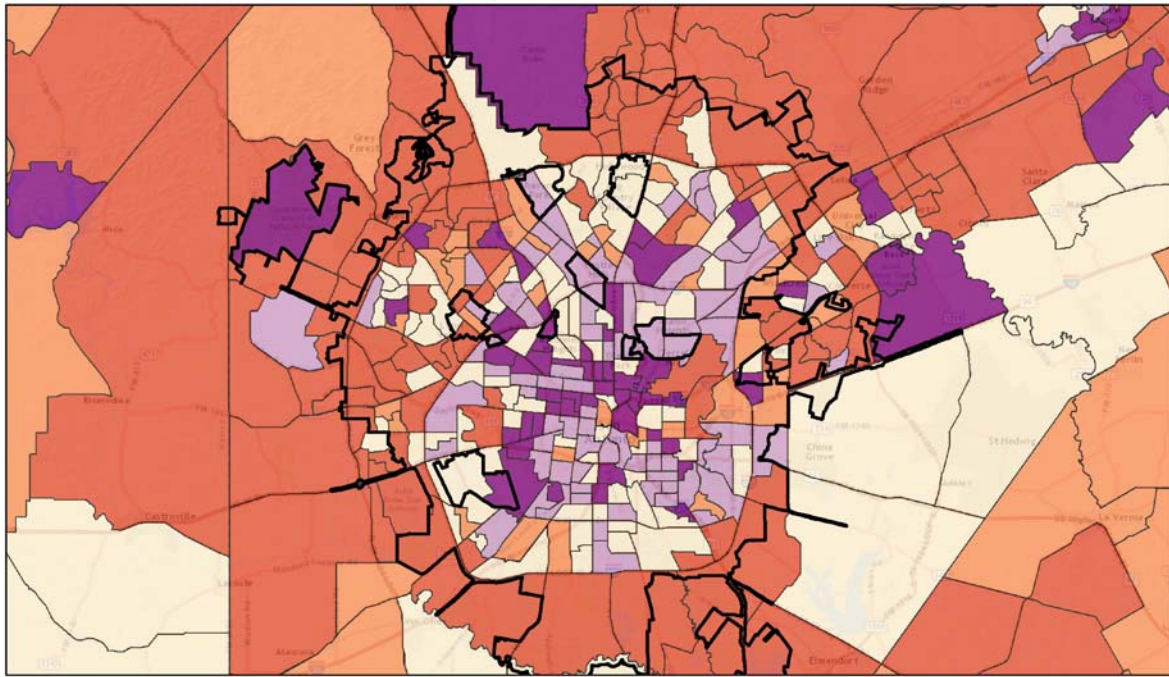
**Table 51 – Influence of Market Conditions**

**Demographic Maps**

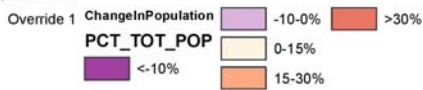
This series of maps visually display the geographic distribution of demographic trends in the City of San Antonio across a few key indicators. Population change, density, income, and poverty are amongst the variables that will be reviewed.



### Population Change -



January 25, 2015



1:372,045  
 0 3.25 6.5 13 mi  
 0 5 10 20 km  
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

### Population Change

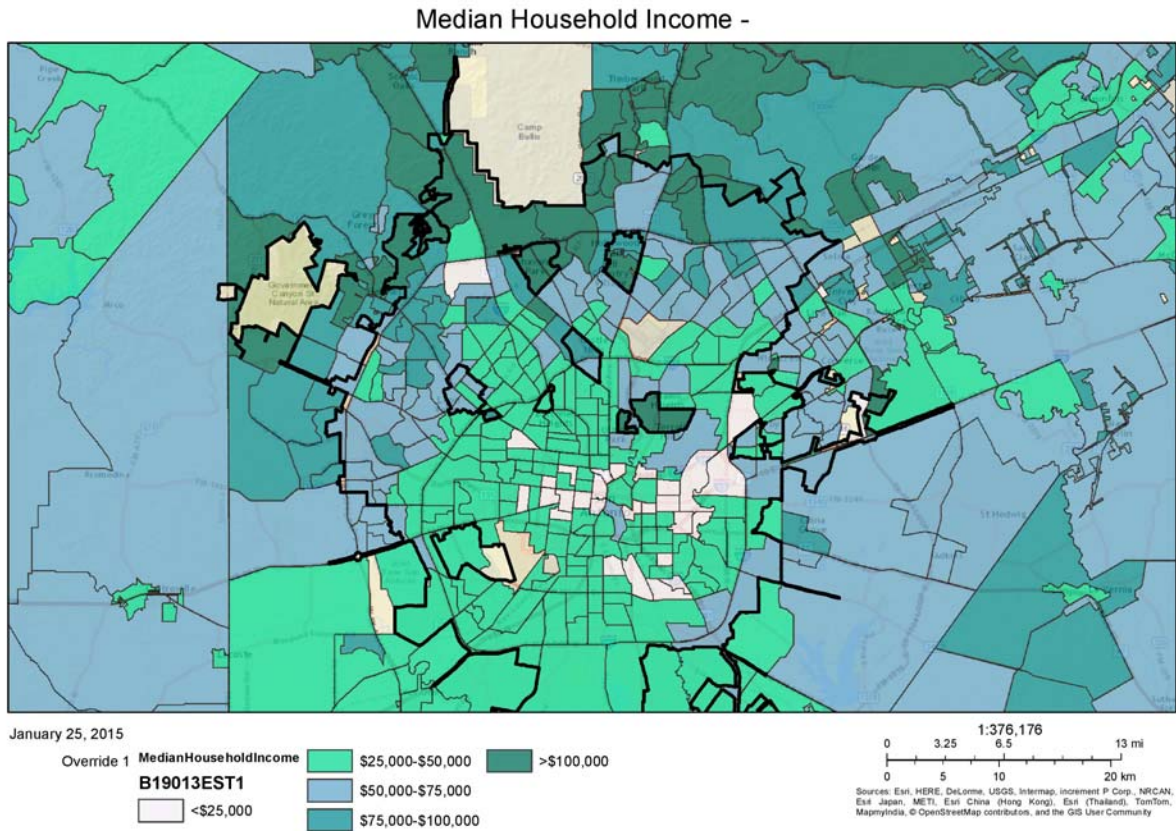
#### Population Change

The map above displays population change throughout San Antonio since 2000. While the average growth rate for the City as a whole was 18%, some areas experienced higher, and others lower, growth. The dark purple shaded areas of the map saw a population decline of greater than 10%, whereas the lighter purple areas declined between 10% and 0%. The beige shaded areas experienced between 0 and 15 percent population growth, whereas the light orange areas experienced between 15 and 30 percent. The dark orange areas of the map saw the highest growth rates at greater than 30 percent.

### Household Income

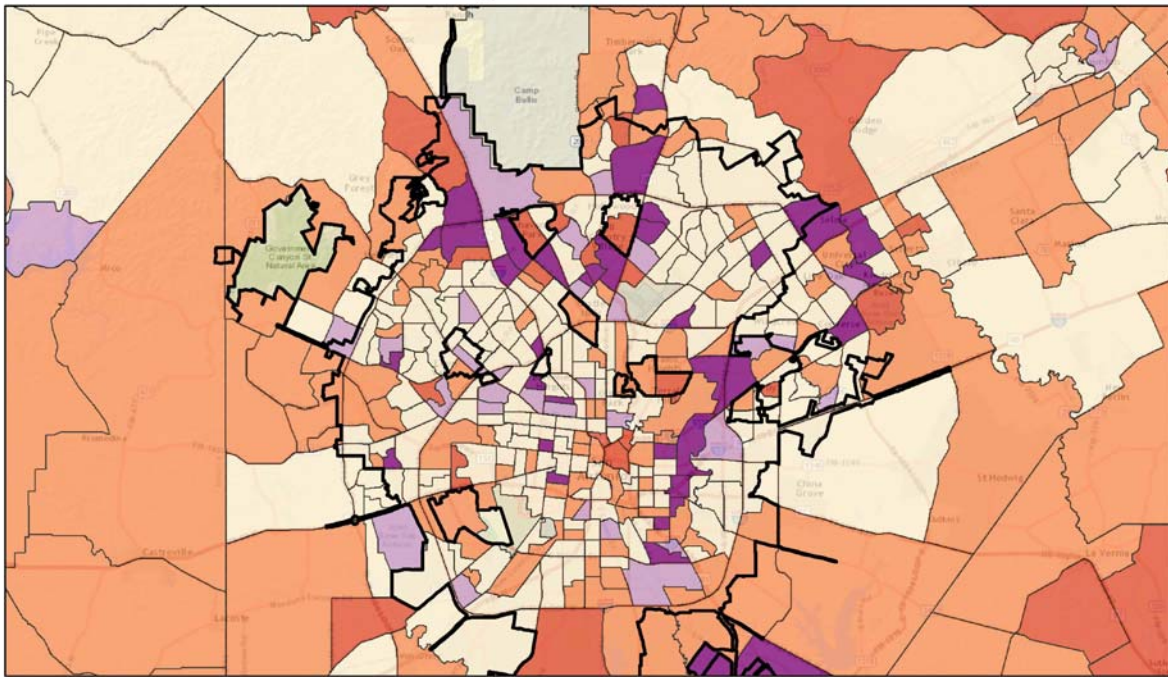
The below map displays median household incomes throughout San Antonio. In 2013 the median household income for City of San Antonio was \$45,722. Areas shaded in white represent the lowest income ranges with median incomes of less than \$25,000. Median incomes increase as the shading for the areas darken. Areas shaded in dark green have median incomes of over \$100,000.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.



# Change in Income

## Change in Median Income -



January 25, 2015

Override 1 **ChangeInMedianHHIncome**  
**PCT\_MEDHH\_INC**

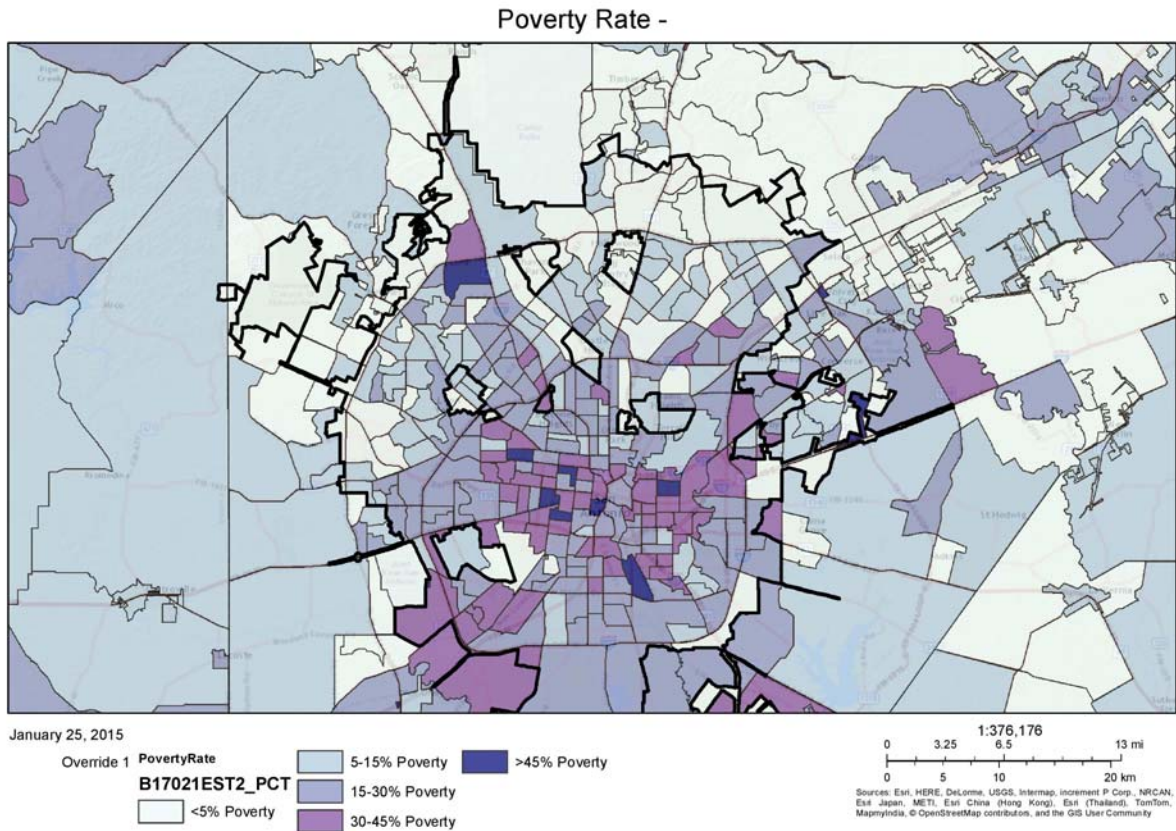
Light Purple	-7.50-0%	Red	>50%
Light Orange	0-25%	Dark Orange	25-50%
Dark Purple	<-7.50%		

1:376,176  
0 3.25 6.5 13 mi  
0 5 10 20 km  
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

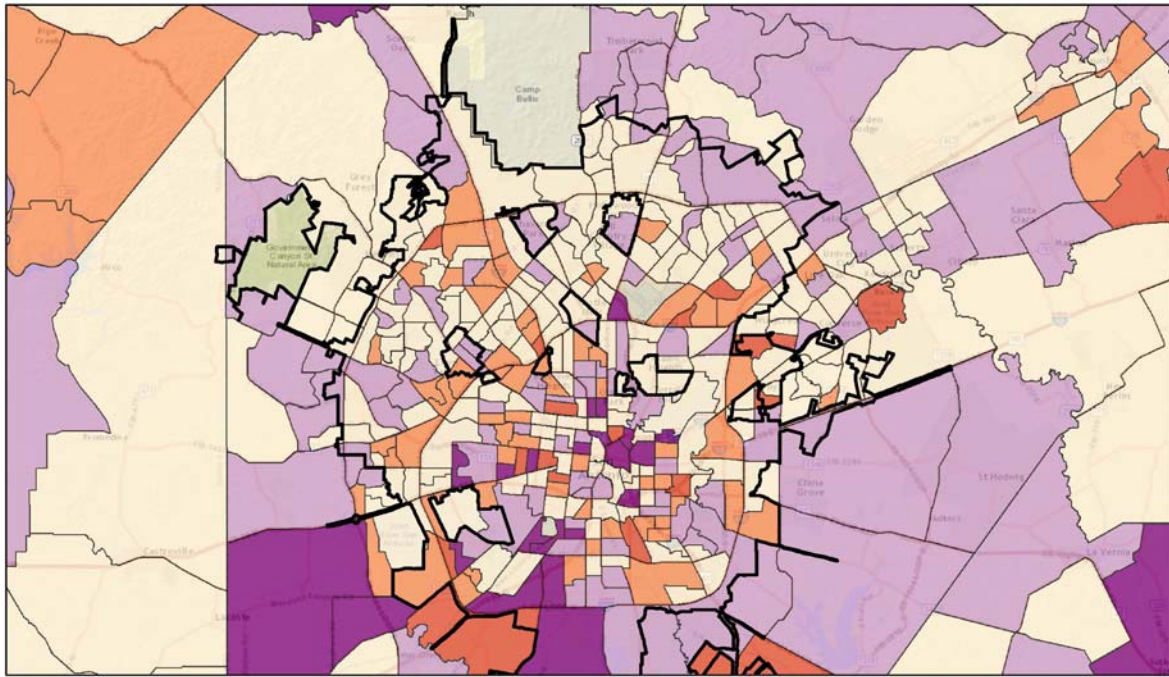
## Poverty

The following two maps look at poverty in San Antonio. The first map displays the current concentrations of poverty throughout the City and the second shows how poverty has changed over time. As noted above, the poverty rate increased from 17.3% in 2000 to 19.9% in 2013.

**Data source:** The data source for this map is 2007-2011 American Community Survey Estimates.



### Change in Poverty Rate -



January 25, 2015

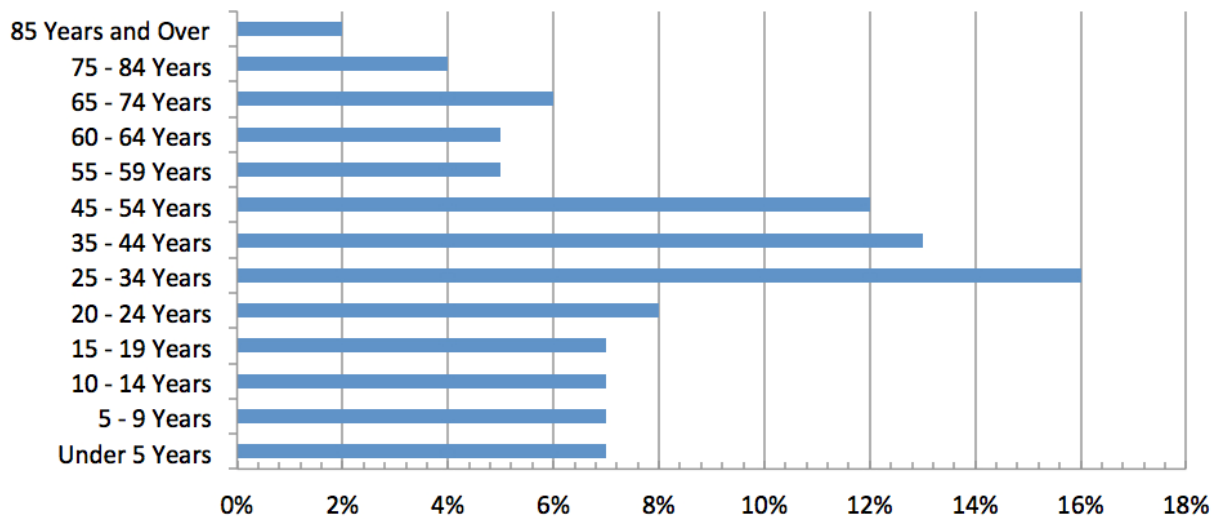


1:376,176  
0 3.25 6.5 13 mi  
0 5 10 20 km  
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

### San Antonio Population by Age

San Antonio's age distribution appears as follows. The median age in 2013 was 33 years of age (source: City Planning Department February 2015).

### San Antonio Population by Age



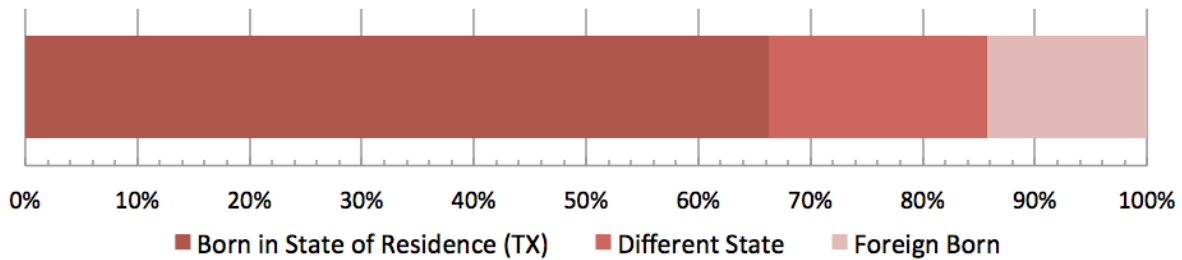
### Racial Composition

Racially, San Antonio Residents are 80% self-identified as white (this category includes some, but not all Hispanic residents), 7% Black or African American, .5% Native American, 3% Asian, .1% Native Hawaiian or Pacific Islander, and 2.5% two or more races. Of the overall population in 2013, 63% identify as Hispanic or Latino of any race. Fifty-seven percent of all residents identify as Mexican, and 5% identify as Other Hispanic or Latino (1% reported Cuban and .3% reported Puerto Rican) (source: City Planning Department February 2015).

### Place of Birth

In 2013, 65% percent of San Antonio residents were born in the State of Texas, with 19% moving from other states, and 14% born abroad. Of those foreign born, 36% are currently Naturalized US Citizens, with the remaining 64% non-US Citizens. These figures are roughly comparable to Texas as a whole (source: City Planning Department February 2015).

#### Place of Birth



### Foreign Born Residents

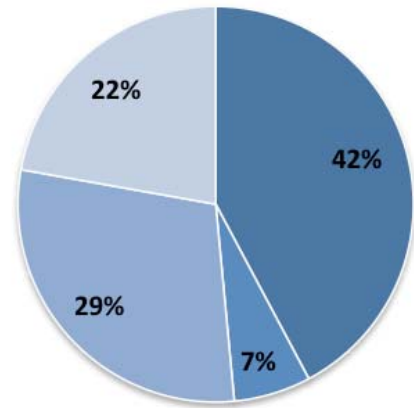
Of the estimated 200,418 residents born abroad, 89% entered the United States before 2010, with 11% entering after. Nearly 45% of San Antonio residents speak a primary language other than English at home. Forty percent of San Antonio residents communicate at home in Spanish; the remaining 4.5% speak Indo-European languages (1.6%), Asian and Pacific Islander languages (1.8%), and other languages (5%) (Source: City Planning Department February 2015).

### Household Types

Primarily San Antonio households are comprised of married-couple families (42%), followed by people living alone (29%), other kinds of families (22%), and other non-family households (7%). San Antonio proportions of household typologies are roughly stable from the 2012 to 2013 estimate figures, with the percentage of married-couple families 8 percentage points lower than in Texas as a whole, and slightly more householders living alone (4% more) in San Antonio (Source: City Planning Department February 2015).

### Household Types

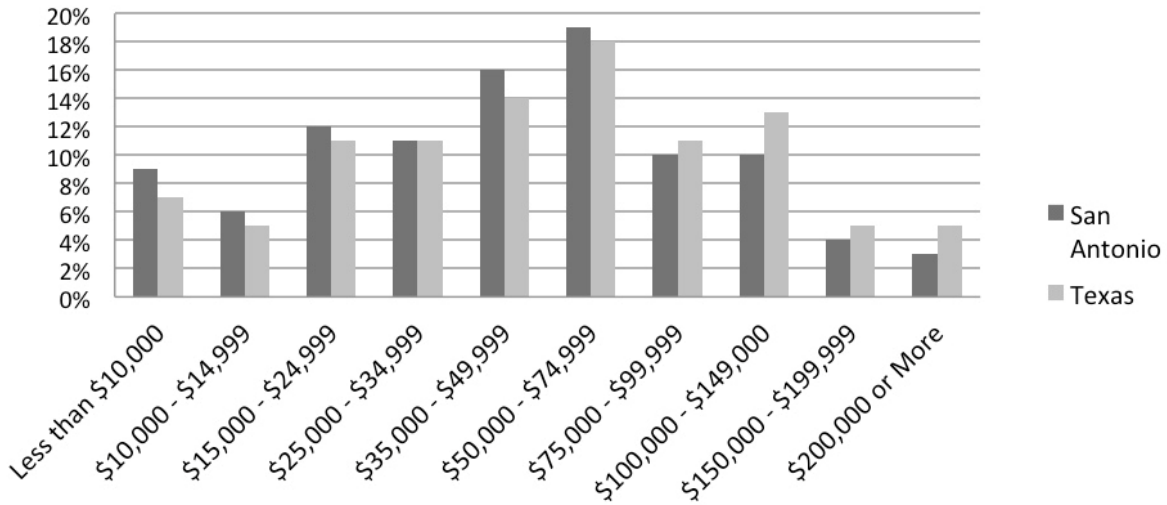
- Married-couple families
- Other non-family households
- People living alone
- Other families



### City and State Household Income and Benefits Comparison

Comparison between Household Income and Benefits for San Antonio and the State of Texas illustrates earnings across the State falling on the higher end of the distribution. A comparison of San Antonio and Texas household median and mean incomes bears out this dynamic, with San Antonio households earning median and mean incomes of \$45,399 and \$60,707, versus the State of Texas median and mean household incomes of \$51,704, and \$73,422 (source: City Planning Department February 2015).

#### Household Income and Benefits (2013 Inflation Adj. Dollars)



## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The 2015 allocations and program income projections have been calculated for Year 1. The remaining Consolidated Planning years' projections are based on 2015 grant allocation figures.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	11,632,129	220,000	0	11,852,129	45,680,000	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reductions per year.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,604,916	780,000	0	4,384,916	16,000,000	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reductions per year.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,216,888	0	0	1,216,888	4,860,000	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reductions per year.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,025,839	0	0	1,025,839	4,100,000	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reductions per year.

**Table 52 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

As a large municipality, the City has a tremendous need for affordable housing and community improvements which require a diverse array of public and private investment. Given the range of competing needs, the City must invest ever declining HUD resources in the most beneficial manner impacting the most for our citizens. As a general principal, the City will attempt to allocate federal funds in ways which leverage the commitment of other private and public resources whenever practicable. The City will review leveraging and matching in the selection of activities.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City doesn't anticipate utilizing City owned property to address needs identified in the plan. This doesn't preclude the fact that in the implementation of the plan City owned property may be used to address community needs.

### SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
San Antonio Housing Authority	PHA	Public Housing	Jurisdiction
San Antonio Housing Trust	Public Institution	Affordable Housing	Jurisdiction
South Alamo Regional Alliance for the Homeless	Continuum of care	Homelessness	Jurisdiction

**Table 53 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The City has identified gaps in the implementation of the single family owner occupied rehabilitation programs. Over the past consolidated plan timeframe, the City experienced considerable reductions in the CDBG and HOME program which resulted in the reduction of available funding for programs and administration. As a result, reductions in city staffing of these critical programs were significantly reduced.

### Availability of services targeted to homeless persons, persons with HIV, and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	X

<b>Other</b>			
Dining/Meals	X	X	X

**Table 54 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of San Antonio is the grantee of Housing Opportunities for Persons with Aids (HOPWA) formula funding. The City subcontracts with nonprofits organizations to provide rental assistance, counseling, healthcare, life skills, short term housing, supportive services and transportation using HOPWA funds. HOPWA Funded Agencies include:

- Alamo Area Resource Center (AARC): Greater San Antonio Housing Works (GSAHW) and Transportation for HIV/AIDS clients.
- BEAT AIDS: Case Management for HIV/AIDS clients.
- San Antonio AIDS Foundation (SAAF): Dining/Meals; Nursing; Tenant Based Rental Assistance (TBRA); and Transitional Housing for HIV/AIDS clients.

AARC GSAHW: The preliminary goal of the project will be to identify and enroll HIV+ individuals into the project to enable the individual client to utilize the GSAHW computer database to locate safe and affordable housing. Taken into consideration is the amount of unique barriers a client faces. Many clients have poor rental histories and credit histories, criminal backgrounds, unable to afford application fees, or deposits.

AARC Transportation program: Target populations are men, women and children living with HIV/AIDS requiring transportation. As over 93% of the HIV/AIDS community now lives at or below the Federal Poverty Level Guidelines, the need for transportation to extend the lives of individuals with HIV via access to early intervention medical care, primary medical care and ongoing treatment is acute. Transportation is provided via AARC’s vans, bus tokens and taxi cab rides for off hours.

BEAT AIDS Case Management: The purpose of Case Management is to assist clients with HIV/AIDS to acquire and to maintain stable housing. The Case Manager completes a full intake package on each client upon entry into Case Management. The intake includes demographics, medical, emotional, mental, and personal history.

SAAF’s TBRA: Referrals for this program are accepted from case managers at local AIDS Service Organizations when openings for the program are announced based on funding availability. Residents in SAAF’s skilled nursing/hospice program who are nearing their discharge and are in need of long term assistance may be referred to the TBRA program at any time. Eligible participants are assisted with their rent.

SAAF’s transitional housing facility can accommodate up to 20 men, women, and transgender homeless persons with HIV/AIDS. Individuals are allowed to remain in the program for a maximum of 90 days (extensions may be made on a case by case basis) and may re-enter the program after 90 days have lapsed from their last night of stay.

SAAF Meals: The program provides breakfast, lunch and dinner 365 days a year. The Meal program menus are developed in consultation with a registered dietician with an expertise in HIV/AIDS from the University Health System (UHS).

SAAF Nursing: Residential skilled nursing and hospice services are delivered 24 hours a day and 7 days a week by licensed vocational nurses and certified nurse aides under the supervision of a Registered Nurse Director of Nursing and a Medical Director. No one is denied services based on inability to pay; rather admission is based on medical criteria and on who is in most imminent risk, if not admitted.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The housing and supportive service needs of these special needs populations are vast. Safe affordable housing is the greatest and most unmet service need among individuals living with HIV/AIDS. When HIV/AIDS individuals are housed their healthcare needs begin to be met. Safe, affordable housing can be hard to acquire on the Social Security Income (SSI) fixed income of \$600-\$800 per month.

Supportive services needs are health care, mental health and substance abuse therapy, meals, case management, support groups, housing, utilities, medications, transportation, food, and clothes. These needs are determined by client observations and the annual Ryan White Needs Assessment surveys and focus groups.

Securing stable and affordable housing that individuals can maintain and sustain, will help them have a better opportunity of accessing all the supportive services (if available) that will enhance, improve and boost their quality of life for themselves and their families. When HIV/AIDS individuals and families are housed and having regular contact with HOPWA agencies they tend to access and adhere to drug treatment therapies, the need to be hospitalized becomes less frequent and there are decreased numbers of emergency room visits. Individual's accessing HOPWA services tends to stay healthier. Continuing with providing the HIV/AIDS community with housing, will continue the prevention of risk of homelessness, decrease homelessness and build a healthier community.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To address the issues described above, the City will continue to utilize external affordable housing non profits to manage housing programs. However, as a result of both capacity issues and policy limitations, the institutional structure was not adequate to deliver programs at an acceptable rate. The City is therefore considering addressing these gaps through utilization of internal City departmental coordination to supplement affordable housing operations.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geo Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A: Rehabilitate Existing Housing Stock	2015	2019	Affordable Housing	N/A	Provide Decent Affordable Housing	CDBG: \$3,865,000  HOME: \$6,106,427	Homeowner Housing Rehabilitated: 210 Household Housing Unit (CDBG)  Homeowner Housing Rehabilitated: 75 Household Housing Unit (HOME)
2	1B: Development of New Housing for Ownership	2015	2019	Affordable Housing	N/A	Provide Decent Affordable Housing	HOME: \$5,000,000	Homeowner Housing Added: 200 Household Housing Unit (\$25k per Unit)
3	1C: Provide homebuyer assistance	2015	2019	Affordable Housing	N/A	Provide Decent Affordable Housing	HOME: \$2,100,000	Direct Financial Assistance to Homebuyers: 250 Homebuyers Assisted (\$8,400/unit)
4	1D: Develop New Affordable Rental Housing	2015	2019	Affordable Housing	N/A	Provide Decent Affordable Housing	HOME: \$5,750,000	Rental units constructed: 57 Rental Housing Units (\$100k per HOME unit)
5	1E: Further Fair Housing Opportunities	2015	2019	Affordable Housing Homeless	N/A	Provide Decent Affordable Housing	CDBG: \$980,000	Other: 225 Fair Housing Mediations
6	2A: Integrate Mixed Income Communities	2015	2019	Non-Housing Community Development	N/A	Provide Neighborhood Revitalization Efforts	CDBG: \$1,300,000	Facade treatment/business building rehabilitation: 59 Business (\$22k per business)

Sort Order	Goal Name	Start Year	End Year	Category	Geo Area	Needs Addressed	Funding	Goal Outcome Indicator
7	2B: Improve Housing & Transportation Connectivity	2015	2019	Non-Housing Community Development	N/A	Provide Neighborhood Revitalization Efforts	CDBG: \$6,000,000	Public Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted (estimate)
8	2C: Improve Public Infrastructure	2015	2019	Non-Housing Community Development	Wheatley	Provide Neighborhood Revitalization Efforts	CDBG: \$6,737,237	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted (estimate)
9	2D: Eliminate Environmental Hazards & Blight	2015	2019	Non-Housing Community Development	N/A	Provide Neighborhood Revitalization Efforts	CDBG: \$1,438,000	Brownfield acres remediated: 5 acres (\$100,000/Acre)  Housing code enforcement – 7500 Home Violations Corrected
10	5A: Provide Financial Literacy Training	2015	2019	Non-Housing Community Development	N/A	Provide Economic and Workforce Development	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
11	3B: Provide Affordable Youth Care	2015	2019	Non-Housing Community Development	N/A	Provide for Special Needs Populations	CDBG: \$1,400,000	Public service activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
12	4A: Provide Housing & Services for Homeless	2015	2019	Homeless	N/A	Address Housing Services for Homeless Population	ESG: \$1,389,575	Homeless Overnight Shelter and Outreach efforts for 18,527 homeless persons based on \$75 per person

Sort Order	Goal Name	Start Year	End Year	Category	Geo Area	Needs Addressed	Funding	Goal Outcome Indicator
13	4B: Provide Services to Prevent Homelessness	2015	2019	Homeless	N/A	Address Housing Services for Homeless Population	ESG: \$3,480,425	Homelessness Prevention for 2,168 at risk persons based on \$1,605 per person
14	3A: Provide housing & services for HOPWA	2015	2019	Non-Homeless Special Needs	N/A	Provide for Special Needs Populations	HOPWA: \$5,900,000	TBRA 390 HIV/AIDS Units (Based on 78 per year)  Transitional Housing Beds for persons with HIV/AIDS 410 units (based on 82 per year)  HIV/AIDS Housing Operations: 5,730 Persons Assisted (Based on 1,146 per year)

**Table 55 – Goals Summary**



## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	1A: Rehabilitate Existing Housing Stock
	<b>Goal Description</b>	<p>CDBG (rental or homeowner):</p> <ul style="list-style-type: none"> <li>- Rehab; Single Unit Residential</li> <li>- Rehab; Multi-Unit Residential</li> <li>- Public Housing Modernization</li> <li>- Rehab; Other Publicly-Owned Residential Buildings</li> <li>- Energy Efficiency Improvements</li> <li>- Acquisition for Rehabilitation</li> <li>- Rehabilitation Administration</li> <li>- Lead Based Paint/Hazards Test/Abatement</li> </ul> <p>HOME:</p> <ul style="list-style-type: none"> <li>- Rehabilitation of existing rental units</li> <li>- Rehabilitation of existing owner-occupied unit</li> </ul>
<b>2</b>	<b>Goal Name</b>	1B: Development of New Housing for Ownership
	<b>Goal Description</b>	The City will provide HOME funds for the development of new single family housing through the use of Community Housing Development Organizations.
<b>3</b>	<b>Goal Name</b>	1C: Provide homebuyer assistance
	<b>Goal Description</b>	The City will utilize HOME funds to ensure homebuyers have access to decent, safe housing that is both affordable and sustainable over the long term by providing down payment and closing cost assistance.
<b>4</b>	<b>Goal Name</b>	1D: Develop New Affordable Rental Housing
	<b>Goal Description</b>	The City shall utilize HOME funds to meet the overwhelming demands of affordable rental housing. The City will work with the rental development community to ensure opportunities for new and substantially rehabilitated affordable multi-family housing is created.
<b>5</b>	<b>Goal Name</b>	1E: Further Fair Housing Opportunities
	<b>Goal Description</b>	The City provides a Fair Housing Program designed to mediate Fair Housing concerns and educate both residents and landlords their responsibilities and rights.
<b>6</b>	<b>Goal Name</b>	2A: Create mixed use, mixed income neighborhoods
	<b>Goal Description</b>	Create mixed-use, mixed-income neighborhoods through programs that will promote improvements to attract and retain businesses with CDBG for façade improvements.

7	<b>Goal Name</b>	2B: Improve Housing & Transportation Connectivity
	<b>Goal Description</b>	Improve connectivity between jobs/housing/commercial areas; and reduce traffic congestion utilizing CDBG funds for: Street Improvements Sidewalks
8	<b>Goal Name</b>	2C: Improve Public Infrastructure
	<b>Goal Description</b>	Build/improve infrastructure: streets, sidewalks, and drainage; water and sewer lines utilizing CDBG funds for: - Public Facilities and Improvements (General) - Flood Drainage Improvements - Water/Sewer Improvements - Street Improvements and Sidewalks
9	<b>Goal Name</b>	2D: Eliminate Environmental Hazards & Blight
	<b>Goal Description</b>	To improve the quality of life in our inner city neighborhoods, the City shall utilize CDBG funds for environmental contamination clean up and code enforcement.
	<b>Goal Name</b>	3A: Provide housing & services for HOPWA
	<b>Goal Description</b>	HOPWA: Housing and supportive services for persons with HIV/AIDS
10	<b>Goal Name</b>	3B: Provide affordable child care
	<b>Goal Description</b>	CDBG funds will be used to provide structured youth programs and child care access opportunities during summer months.
12	<b>Goal Name</b>	4A: Provide Housing & Services for Homeless
	<b>Goal Description</b>	ESG funds will be used to provide homeless shelter and related services.
13	<b>Goal Name</b>	4B: Provide Services to Prevent Homelessness
	<b>Goal Description</b>	ESG funds will also be used to provide homeless prevention services to prevent at-risk persons from becoming homeless.
14	<b>Goal Name</b>	5A: Provide Financial Education
	<b>Goal Description</b>	CDBG funds will be utilized to provide financial education to our low income community to better save and become fiscally responsible.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)(2)**

Over a five year period, the City estimates it will provide 507 affordable housing opportunities for both rental housing and homeownership.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)  
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

SAHA does not have a Voluntary Compliance Agreement.

**Activities to Increase Resident Involvements**

The agency has also taken steps to increase civic engagement among residents—specifically, SAHA has engaged in outreach efforts to encourage residents to participate in local elections.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation**

Not Applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

San Antonio officials highlighted the negative effects of public policies, as well as the work they are doing to correct those effects, in their most recent CAPER.

In February 2010, City Council approved the Inner City Reinvestment/ Infill Policy (ICRIP) to promote growth and development in distressed areas of the City. The boundaries of the ICRIP were amended in January 2013 to better focus efforts on the most challenged areas of the City. A set of thirteen (13) equally weighted variables were used to identify these areas of focus that are underserved by public infrastructure, transit, and residential and commercial real estate markets. The ICRIP policy seeks to remove existing obstacles to reinvestment through fee waivers, single point of contact, and expedited plan review within these designated areas.

The City also has made revisions to the Housing Policies to allow more flexible repayment options for homebuyer assistance programs and to modify financing terms for owner occupied rehabilitation activities reducing the maximum assistance but providing a deferred forgivable form of assistance up to \$25,000 and perpetual lien at 0% for assistance between \$25,000 and \$40,000. Additionally, the city also revised policy to allow the rehabilitation programs liens to be subordinate to an existing first mortgage. These actions should make a considerable improvement in the number of clients served.

The trends of reduced federal resources as well as slowly improving economic conditions continue to be obstacles in meeting the needs of the underserved. In San Antonio, these conditions have caused city staff to review policy and delivery programs that serve the City's low income populations.

During the year the City decided to implemented efforts to maximize the impact of community development funding, by providing additional funding through a placed based approach of targeting specific neighborhoods to heighten the impact of our limited funding.

Specifically, the City of San Antonio finalized planning efforts for the REnewSA initiative by identifying improvements within each target area. Staff has identified 18 projects (streets and sidewalks) for target areas and in the process of starting the environmental surveys. An estimated 400 vacant properties were evaluated in the target areas and refined to around 200 properties for further Acquisition & Infill Development consideration. Staff identified vacant parcels for title and land clearance acquires properties. Four commercial structures in the target areas are in the process of receiving assistance for appropriate exterior rehabilitation of their buildings and bring them up to City Code by promoting consistency in design, and creating aesthetically pleasing environments.

The City also established the Neighborhood Enhancement Team (NET), a group of 6 code officers primarily involved in the proactive enforcement activities. Code violations fall into two tiers: Tier 1 violations are life and health safety issues (broken sewers, overgrown yards, vacant City of San Antonio PY 2013 CAPER 22 OMB Control No: 2506â€ 0117 (exp. 07/31/2015) unsecure structures); Tier 2 violations include zoning, basic property maintenance, overgrown alleys, junk vehicles, and unpermitted work. NET has a total of 5,000 violations resolved in the REnewSA target areas during FY 2014. Nearly half of those were in the Wheatley area. About 88% of the resolutions were based on proactive measures. Around 95% of resolved violations were resolved within 45 days

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

- Continue to process and mediate fair housing choice complaints. Complaints not successfully mediated at the clients request will be referred to HUD's Department of Fair Housing and Equal Opportunity.
- Review rental rehabilitation and new multifamily building plans for compliance with all accessibility design requirements of the Fair Housing Act and the City Building Codes.
- Continue to review project marketing plans and the required outreach efforts of project developments to special needs organizations.
- Conduct outreach education and seminars on fair housing choice to the community and housing providers.
- Continue efforts for the City to establish a fair housing enforcement component to investigate housing discrimination complaints.
- City's Housing Counseling Program continues to help housing choice recipients to find housing outside of minority and/or poverty concentrated areas.
- Work to encourage lending institutions to operate in areas that are underserved and to provide services to underserved population.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The strategies should consider both the housing and supportive services needed in each stage of the process. Many elements of the Continuum of Care plan (homeless needs, inventory, strategy, and priorities) correspond to the homeless elements required by the Consolidated Plan. HUD guidelines and guidance seek to integrate the two planning processes and to use the CoC information in developing the Consolidated Plan. A jurisdiction may attach relevant portions of the CoC plan and include any supplementary information necessary to complete the Consolidated Plan, such as the CoC Housing Inventory Chart, Service Activity Chart, the discharge coordination policy, and plans to end homelessness or chronic homelessness.

Each year the Continuum of Care conducts the HUD-mandated Point-In-Time (PIT) count. The PIT is an intensive survey used to count the number of homeless individuals 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 is conducted by hundreds of volunteers who ask 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.

A portion of the survey addresses the needs of those surveyed. This includes 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 information collected is compiled and analyzed by a local university. The report is used by the Continuum to understand the needs of the local homeless population.

Other community outreach programs are directed at assessing individual homeless needs and reducing chronic homelessness. These programs include:

- Haven for Hope Outreach - engages homeless individuals on the street, builds relationships with chronically homeless individuals and provides information about services, with the goal of directing homeless individuals to access services at Haven for Hope.
- Center for Health Care Services (CHCS) PATH team - provides outreach and case management for homeless individuals with mental illness or substance abuse issues,
- Office of Veteran's Affairs Healthcare for Homeless Veterans – provides street outreach to homeless veterans and connects them to veteran benefits
- Family Endeavors Supportive Services for Veteran Families – provides street outreach and outreach to the Courtyard at Haven for Hope for homeless veterans

The City serves on the Coordinated Access subcommittee of SARA and has helped develop the model to be implemented by the CoC. One instrument being considered is the Vulnerability Index - Service Prioritization and Decision Assistance Tool. This is a nationally recognized instrument to evaluate the needs of homeless individuals and prioritize the most intensive housing resources, such as permanent supportive housing, for those individuals with the highest needs, such as the chronically homeless. The community is using this tool for the Mayor's Challenge to End Veteran Homelessness, and several other providers are using the tool as well.

### **Addressing the emergency and transitional housing needs of homeless persons**

In addressing the Consolidated Plan and the Continuum of Care strategic plans, the City of San Antonio will provide funding, both HUD-funded and from other sources, 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, homeless veterans and the population living on the streets.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City of San Antonio Department of Human Services (DHS) will administer the Emergency Solutions Grant Program (ESG) and coordinate activities to enhance the quality and quantity of homeless facilities and services for homeless individuals and families. ESG funds will be used for a variety of activities that directly relate to homeless individuals, including Rapid Re-Housing, Homeless Prevention, and Emergency Shelter.

The City is also working with SARA to assist in the goal of implementing coordinated assessment, with the goal of shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again. This includes implementing coordinated assessment and incorporating real time bed availability into the HMIS system.

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of San Antonio Department of Human Services (DHS) will administer the Emergency Solutions Grant (ESG) Program and coordinate activities to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care; or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

DHS will continue to offer an array of programs through the Family Assistance Division for homelessness prevention and to assist residents experiencing financial hardships with the payment of utility bills and rent. DHS will continue to collaborate 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). In addition, DHS will continue to administer the Training for Jobs Success program, which provides long term case management for clients working to transition out of poverty by completing education goals, skills training and search for better employment. These programs will assist ratepayers at or below 125% of the federal poverty guidelines with their utilities.

The City's Fair Housing Program will assist households with Foreclosure Intervention counseling to avoid a foreclosure on their homes.

The San Antonio and Bexar County Continuum of Care 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, healthcare and mental health facilities. The discharge protocols have been 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 will refer them to the Center for Health Care Services (CHCS), which operates the homeless shelter at the Courtyard at Haven for Hope. Arrangements will then be made by the hospital staff for CHCS to pick up the individual at the jail and transport him/her to the Courtyard. The Courtyard has a clinic on campus to assist in meeting each client's various needs.



## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Dependent on grant funding, the San Antonio's Green and Healthy Homes Program (SAGHH) will continue to use HUD funds to address lead hazards in pre 1978 homes of low income families with children under the age of six. In addition to identifying and addressing lead hazards, SAGHH also inspects each home for HUD's 29 Hazards in order to make each home safe. HUD wants to take a more comprehensive approach when addressing a client's home. HUD recognizes that aside from lead poisoning, there are other dangers such as asthma, fire, and carbon monoxide poisoning that affects children each day. Some hazards are corrected with HUD funds while others are brought to the attention of the homeowner to be addressed by them. SAGHH does not increase access to housing without LBP hazards.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The HUD grants are specifically for addressing lead hazards and lead poisoning.

### **How are the actions listed above integrated into housing policies and procedures?**

All HUD funded housing projects must comply with the lead regulations. The level of testing and lead hazard control work is dependent on the amount of HUD funds for the project. SAGHH oversees and, in most cases, funds all lead hazard activities in COSA housing projects and the Community Housing Development Organizations (CHDOs). SAGHH has also integrated HUD's 29 Hazard inspection.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

While economic recovery has stabilized for many Americans, the stabilization for low to moderate income families has not recovered at the same rate. Due to declining HUD funds, the City's focus is primarily on a meeting housing and infrastructure needs in targeted areas.

However, the City will address reducing the number of poverty level families by:

1. Funding the development of new rental housing developments that provide caps on the cost of renting new, high performing, and safe housing.
2. Assist needy adults and families achieve economic self-sufficiency through a new financial education program.
3. Advancing the City's Section 3 Economic and Employment Opportunities program which promote good faith effort for contractors to hire low- and moderate-income persons by certifying businesses and individuals to participate in the program

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The City is coordinating with the San Antonio Housing Authority and the United Way regarding the HUD Promise Zone grant on the City's eastside to directly invest in impoverished neighborhoods and hire local people. The city is coordinating Section 3 activities directly with the San Antonio Housing Authority to promote the use of Section 3 businesses and residents.

### **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of San Antonio ensures long-term compliance of the HUD formula programs through monitoring activities conducted by the Grants Monitoring and Administration Compliance Unit. Sub-recipient 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 monitored and technical assistance is provided to address or prevent non-compliance issues as needed.

The Grants Monitoring and Administration Division monitors CDBG and HOME programs with the use of checklists created in accordance with HUD monitoring guidelines and local regulations.

Risk assessments are completed annually for active projects. Projects are given a ranking of high, moderate, or low risk. Compliance staff monitors open projects for the following compliance areas: record maintenance, project eligibility and national objectives, financial management, personnel, bids and procurement, environmental review, supplies and equipment, loan processing and servicing, resale/recapture provisions, written agreements, lead based pain, client file review, federal labor standards, URA and Section 104(d), participant eligibility, property eligibility and standards, eligible costs, contractor selection and management, and fair housing and affirmative marketing.

The City maintains records of the oversight and monitoring of sub-recipients, requiring each sub-recipient 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 which substantiates the HUD monitoring guidelines and local requirements assessed.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The 2015 allocations and program income projections have been calculated for Year 1. The remaining Consolidated Planning years' projections are based on 2015 grant allocation figures.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	11,632,129	220,000	0	11,852,129	45,680,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	3,604,916	780,000	0	4,384,916	16,000,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,216,888	0	0	1,216,888	4,860,000	
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,025,839	0	0	1,025,839	4,100,000	

**Table 56 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

As a large municipality, the City has a tremendous need for affordable housing and community improvements which require a diverse array of public and private investment. Given the range of competing needs, the City must invest ever declining HUD resources in the most beneficial manner impacting the most for our citizens. As a general principal, the City will attempt to allocate federal funds in ways which leverage the commitment of other private and public resources whenever practicable. The City will review leveraging and matching in the selection of activities.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City doesn't anticipate utilizing City owned property to address needs identified in the plan. This doesn't preclude the fact that in the implementation of the plan City owned property may be used to address community needs.

**Annual Goals and Objectives**  
**AP-20 Annual Goals and Objectives**  
**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geo Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A: Rehabilitate Existing Housing Stock	2015	2019	Affordable Housing		Provide Decent Affordable Housing	CDBG: \$754,000  HOME: \$1,446,425	Homeowner Housing Rehabilitated: 114 Household Housing Unit (39 Minor Repair + 75 Rehab Delivery)  Homeowner Housing Rehabilitated: 18 Household Housing Unit
2	1B: Development of New Housing for Ownership	2015	2019	Affordable Housing		Provide Decent Affordable Housing	HOME: \$1,000,000	Homeowner Housing Added: 40 Household Housing Unit
3	1C: Provide homebuyer assistance	2015	2019	Affordable Housing		Provide Decent Affordable Housing	HOME: \$300,000	Direct Financial Assistance to Homebuyers: 35 Households Assisted
4	1D: Develop New Affordable Rental Housing	2015	2019	Affordable Housing		Provide Decent Affordable Housing	HOME: \$1,100,000	Rental units constructed: 10 Household Housing Units (leverages additional 240 units)
5	1E: Further Fair Housing Opportunities	2015	2019	Affordable Housing		Provide Decent Affordable Housing Provide Neighborhood Revitalization Efforts Address Housing Services for Homeless Population	CDBG: \$192,784	Fair Housing Complaints Mediated: 225 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geo Area	Needs Addressed	Funding	Goal Outcome Indicator
6	2A: Create Mixed Income/Use Neighborhoods	2015	2019	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$269,829	12 Businesses Assisted
7	2B: Improve Housing & Transportation Connectivity	2015	2019	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$1,200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1250 Households Assisted
8	2C: Improve Public Infrastructure	2015	2019	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$1,700,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
9	2D: Eliminate Environmental Hazards & Blight	2015	2019	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$287,749	Brownfield Acres: 1 Housing Code Enforcement: 1500 Homes assisted by correction of code violation
10	5A: Provide Financial Literacy Training	2015	2019	Non-Housing Community Development		Provide Economic and Workforce Development	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
11	3B: Provide Affordable Child Care	2015	2019	Non-Housing Community Development		Provide for Special Needs Populations	CDBG: \$272,422	Provide for 2,000 youths
12	4A: Provide Housing & Services for Homeless	2015	2019	Homeless		Address Housing Services for Homeless Population	ESG: \$277,915	Housing for Homeless added: 3720 Household Housing Unit
13	4B: Provide Services to Prevent Homelessness	2015	2019	Homeless		Address Housing Services for Homeless Population	ESG: \$700,114	Homelessness Prevention: 436 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geo Area	Needs Addressed	Funding	Goal Outcome Indicator
14	3A: Provide housing & services for HOPWA	2015	2019	Non-Homeless Special Needs		Provide for Special Needs Populations	HOPWA: \$1,180,381	TBRA 78 HIV/AIDS Units  Transitional Housing Beds for persons with HIV/AIDS 82 units  HIV/AIDS Housing Operations: 1,146 Persons Assisted

Table 57 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	1A: Rehabilitate Existing Housing Stock
	<b>Goal Description</b>	<p>CDBG (rental or homeowner):</p> <ul style="list-style-type: none"> <li>- Rehab; Single Unit Residential</li> <li>- Rehab; Multi-Unit Residential</li> <li>- Public Housing Modernization</li> <li>- Rehab; Other Publicly-Owned Residential Buildings</li> <li>- Energy Efficiency Improvements</li> <li>- Acquisition for Rehabilitation</li> <li>- Rehabilitation Administration</li> <li>- Lead Based Paint/Hazards Test/Abatement</li> </ul> <p>HOME:</p> <ul style="list-style-type: none"> <li>- Rehabilitation of existing rental units</li> <li>- Rehabilitation of existing owner-occupied unit</li> </ul>
2	<b>Goal Name</b>	1B: Development of New Housing for Ownership
	<b>Goal Description</b>	The City will provide HOME funds for the development of new single family housing through the use of Community Housing Development Organizations.
3	<b>Goal Name</b>	1C: Provide homebuyer assistance
	<b>Goal Description</b>	The City will utilize HOME funds to ensure homebuyers have access to decent, safe housing that is both affordable and sustainable over the long term by providing down payment and closing cost assistance.

4	<b>Goal Name</b>	1D: Develop New Affordable Rental Housing
	<b>Goal Description</b>	The City shall utilize HOME funds to meet the overwhelming demands of affordable rental housing. The City will work with the rental development community to ensure opportunities for new and substantially rehabilitated affordable multi-family housing is created.
5	<b>Goal Name</b>	1E: Further Fair Housing Opportunities
	<b>Goal Description</b>	The City provides a Fair Housing Program designed to mediate Fair Housing concerns and educate both residents and landlords their responsibilities and rights.
6	<b>Goal Name</b>	2A: Create mixed use, mixed income neighborhoods
	<b>Goal Description</b>	Create mixed-use, mixed-income neighborhoods through programs that will promote improvements to attract and retain businesses with CDBG for façade improvements.
7	<b>Goal Name</b>	2B: Improve Housing & Transportation Connectivity
	<b>Goal Description</b>	Improve connectivity between jobs/housing/commercial areas; and reduce traffic congestion utilizing CDBG funds for: Street Improvements Sidewalks
8	<b>Goal Name</b>	2C: Improve Public Infrastructure
	<b>Goal Description</b>	Build/improve infrastructure: streets, sidewalks, and drainage; water and sewer lines utilizing CDBG funds for: - Public Facilities and Improvements (General) - Flood Drainage Improvements - Water/Sewer Improvements - Street Improvements and Sidewalks
9	<b>Goal Name</b>	2D: Eliminate Environmental Hazards & Blight
	<b>Goal Description</b>	To improve the quality of life in our inner city neighborhoods, the City shall utilize CDBG funds for environmental contamination clean up and code enforcement.
10	<b>Goal Name</b>	3A: Provide housing & services for HOPWA
	<b>Goal Description</b>	HOPWA: Housing and supportive services for persons with HIV/AIDS
11	<b>Goal Name</b>	3B: Provide affordable child care
	<b>Goal Description</b>	CDBG funds will be used to provide structured youth programs and child care access opportunities during summer months.
12	<b>Goal Name</b>	4A: Provide Housing & Services for Homeless
	<b>Goal Description</b>	ESG funds will be used to provide homeless shelter and related services.

<b>13</b>	<b>Goal Name</b>	4B: Provide Services to Prevent Homelessness
	<b>Goal Description</b>	ESG funds will also be used to provide homeless prevention services to prevent at-risk persons from becoming homeless.
<b>14</b>	<b>Goal Name</b>	5A: Provide Financial Literacy Training
	<b>Goal Description</b>	CDBG funds will be utilized to provide financial education to our low income community to better save and become fiscally responsible.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

#### Projects

#	Project Name
1	CDBG: Legal Administration
2	CDBG: Grant Administration
3	CDBG: Minor Home Repairs
4	CDBG: Rehabilitation Delivery
5	CDBG: Fair Housing
6	CDBG: Commercial Facade Improvements
7	CDBG: Catalytic Re-investments
8	CDBG: EastPoint Neighborhood Infrastructure
9	CDBG: Brownfield Abatement Project
10	CDBG: Code Enforcement
11	CDBG: Financial Education
12	CDBG: HUD 108 Loan Repayment
13	CDBG: Parks and Recreation Summer Youth Program
14	CDBG: Parks and Recreation Extended Hours Program
15	HOME: Administration
16	HOME: Single Family Rehab & Reconstruction
17	HOME: CHDO Set-Aside
18	HOME: CHDO Operating Expenses
19	HOME: Homebuyer Incentive Program
20	HOME: Multi-family Rental Program
21	HOPWA: Housing and Supportive Services
22	ESG Programs & Services

**Table 58 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:**

The City of San Antonio understands that investments in housing, economic development, public facilities and public services will have greater value when they are coordinated with other investments, assets and services. When investing HUD entitlement funding, the City of San Antonio will seek to prioritize investments that have one or more of the following characteristics.

Transit-oriented: San Antonio is a geographically large City and the cost of transportation is a significant factor for low and moderate income people. Access to public transit will be an important consideration when investing entitlement funds in affordable housing.

Promotes access to quality employment: San Antonio will seek to support projects and services that more effectively connect low and moderate income people to quality employment opportunities and/or locate quality jobs in low-income/ distressed areas.

Support access to education: San Antonio has made recent strategic investments in promoting educational opportunity, from pre-K through college. The City has also leverage a Promise Neighborhoods grant from the US Department of Education, which has been an important incubator for connecting housing and economic development strategies with educational investments. The City seeks to invest in projects and services that build on this momentum.

Promotes healthy environments and lifestyles and/or access to health care resources: San Antonio is a city with well-documented public health challenges and a very sizable population that relies on indigent care. San Antonio also recognizes that it has a wealth of national-recognized health care systems and institutions. The City seeks to coordinate its housing and economic development investments with health-related investments and to promote healthy communities.

Promotes and preserves culture: Extensive public input as well as guidance from the Steering Committee emphasized that culture is an enormous asset for San Antonio, a City that is widely recognized for the depth and diversity of its cultural heritage and history. The City recognizes culture as an asset and will seek to prioritize investments that promote and preserve the culture and heritage of its communities.

The City of San Antonio may choose to implement these general allocation priorities through bonus points in competitive solicitations/ bids and/or may undertake special research or analysis to ensure a data driven approach to these issues.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	<b>CDBG: Legal Administration</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG: \$139,789
	<b>Description</b>	CDBG legal administrative services
	<b>Target Date</b>	09/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Jurisdiction wide
	<b>Planned Activities</b>	CDBG Legal Services
2	<b>Project Name</b>	<b>CDBG: Grant Administration</b>

	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG: \$2,057,255
	<b>Description</b>	CDBG Grant Program Administration
	<b>Target Date</b>	09/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Jurisdiction wide
	<b>Planned Activities</b>	CDBG Grant Program Administration
3	<b>Project Name</b>	<b>CDBG: Minor Home Repairs</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	1A: Rehabilitate Existing Housing Stock
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	CDBG funds will leverage the remaining Lead Hazard Reduction Demonstration Grant (LHRD) funds to assist low to moderate income families address health and environmental safety issues across San Antonio. Specifically, CDBG funds will be utilized for minor repairs which are not eligible through LHRD grants.
	<b>Target Date</b>	October 1, 2015 – September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Thirty nine low-moderate income households will benefit from the proposed activities.
	<b>Location Description</b>	Jurisdiction wide based on beneficiary eligibility.
	<b>Planned Activities</b>	CDBG funding will allow Green and Healthy Homes Initiative to complete homes that would not otherwise be able to be served with the LHRD funds alone.
4	<b>Project Name</b>	<b>CDBG: Rehabilitation Delivery</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	1A: Rehabilitate Existing Housing Stock
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$504,000

	<b>Description</b>	CDBG funds will be utilized to support the delivery of the City's Green and Healthy Homes Initiative and to support other rehabilitation program efforts.
	<b>Target Date</b>	October 1, 2015 – September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Seventy five low-moderate income households will benefit from the proposed activity.
	<b>Location Description</b>	Jurisdiction wide based on beneficiary eligibility.
	<b>Planned Activities</b>	City will provide rehabilitation delivery services for several rehabilitation programs.
5	<b>Project Name</b>	<b>CDBG: Fair Housing Project</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	1E: Further Fair Housing Opportunities
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$192,784
	<b>Description</b>	The City's Fair Housing Program will continue to advocate for and promote equal treatment of all residents of the community under the Federal Fair Housing Act. The City's program is part of the Family Assistance Division of the Department of Human Services and will promote activities on asset retention by addressing unique problems of predatory lending practices by unscrupulous lenders. The program will provide information and education, especially the disabled and elderly community, through outreach presentations and classes. The program will also continue to assist in natural disaster situations by providing housing placement referrals for displaced families in an effort to avoid housing discrimination. At an individual level, Fair Housing staff will provide predatory lending counseling. An estimated 90% of the services provided by the program will benefit low to moderate income citizens in San Antonio neighborhoods with the least access or recourse to professional housing counseling services.
	<b>Target Date</b>	October 1, 2015 – September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The anticipated number of Fair Housing complaints mediated is 225.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Provide fair housing complaint mitigation
6	<b>Project Name</b>	<b>CDBG: Commercial Facade Project</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	2D: Eliminate Environmental Hazards & Blight 2E: Improve Citizen Participation in Neighborhoods
	<b>Needs Addressed</b>	Provide Neighborhood Revitalization Efforts



	<b>Funding</b>	CDBG: \$269,829
	<b>Description</b>	CDBG funds will support facade improvement initiatives to reverse the deterioration of commercial structures in targeted areas and stimulate new, private investment and economic growth. The City's Operation Facelift Program will provide funding for exterior improvements to commercial buildings in targeted areas.
	<b>Target Date</b>	October 1, 2015 – September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The anticipated number of businesses assisted is 12.
	<b>Location Description</b>	Jurisdiction wide based on eligible census tract location for assisted businesses.
	<b>Planned Activities</b>	Commercial facade improvement program.
7	<b>Project Name</b>	<b>CDBG: Catalytic Re-investment Project</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	2B: Improve Housing & Transportation Connectivity
	<b>Needs Addressed</b>	Provide Neighborhood Revitalization Efforts
	<b>Funding</b>	CDBG: \$1,200,000
	<b>Description</b>	CDBG funds will be utilized for public improvements to promote connectivity between residents and commercial corridors, neighborhood facilities, in an effort to transform lower income neighborhoods into sustainable communities.
	<b>Target Date</b>	October 1, 2015 – September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	City anticipates to complete 4-6 public infrastructure connectivity improvements
	<b>Location Description</b>	Local targeting through REnewSA initiative
	<b>Planned Activities</b>	Public infrastructure connectivity improvements
8	<b>Project Name</b>	<b>CDBG: EastPoint Neighborhood Infrastructure</b>
	<b>Target Area</b>	Wheatley Target Area
	<b>Goals Supported</b>	2C: Improve Public Infrastructure
	<b>Needs Addressed</b>	Provide Neighborhood Revitalization Efforts
	<b>Funding</b>	CDBG: \$1,700,000

	<b>Description</b>	CDBG funds will be utilized for public improvements to EastPoint (previously known as the Eastside Choice Neighborhood Transformation or Wheatley Choice Neighborhood). The City has committed approximately \$19.4 million in various City resources over a four year period to leverage other investments for the area including \$30 million in HUD Choice grants funds.
	<b>Target Date</b>	October 1, 2015 – September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Anticipates serving approximately 1000 in the Wheatley area.
	<b>Location Description</b>	Improvement will be focused in the Wheatley Geographical Area as part of REnewSA
	<b>Planned Activities</b>	Streetscape, street reconstructions, sidewalks, curbs and sidewalks, and utility improvements
9	<b>Project Name</b>	<b>CDBG: Brownfield Abatement Project</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	2D: Eliminate Environmental Hazards & Blight
	<b>Needs Addressed</b>	Provide Neighborhood Revitalization Efforts
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	The City is leveraging funds allocated through a local Brownfield initiative to provide incentives for the redevelopment of sites abandoned or underutilized due to contamination caused by hazardous substances. Program funds may be used to rehabilitate existing building contaminated with hazardous substances, or to clear existing structures. The program may also be applicable for contaminated sites that have no existing structures.
	<b>Target Date</b>	September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The city anticipates the abatement of one acre of Brownfield's or two lots
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Environmental cleanup in our low income neighborhoods.
10	<b>Project Name</b>	<b>CDBG: Code Enforcement</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	2D: Eliminate Environmental Hazards & Blight
	<b>Needs Addressed</b>	Provide Code Enforcement
	<b>Funding</b>	CDBG: \$187,749
	<b>Description</b>	The City will provide proactive code enforcement in the REnewSA local target areas
	<b>Target Date</b>	September 30, 2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The anticipated number of homes where code corrections occur is 1500.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Slum and blight removal.
11	<b>Project Name</b>	<b>CDBG: Financial Education</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	3A: Provide Financial Literacy Training
	<b>Needs Addressed</b>	Provide Economic and Workforce Development
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	The City currently supports a financial counseling program that provides free basic financial literacy to area residents. The funding source for this program is ending in September 2015, leaving a significant gap for low income individuals meeting basic financial needs.
	<b>Target Date</b>	September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	DHS shall provide individual case management training to assist approximately 400 low-moderate income families.
	<b>Location Description</b>	Jurisdiction wide based on beneficiary eligibility.
	<b>Planned Activities</b>	Financial education for low income individuals
12	<b>Project Name</b>	<b>CDBG: HUD 108 Loan Repayment</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	2A: Integrate Housing 2B: Improve Housing & Transportation Connectivity 2C: Improve Public Infrastructure 2D: Eliminate Environmental Hazards & Blight 2E: Improve Citizen Participation in Neighborhoods
	<b>Needs Addressed</b>	Provide Neighborhood Revitalization Efforts
	<b>Funding</b>	CDBG: \$4,764,493
	<b>Description</b>	In FY 2006, the City of San Antonio received a \$57 million HUD 108 Capital Improvement Loan for the benefit of low to moderate income persons. Each year approximately \$4.8 million of the CDBG entitlement is set aside for debt service to the Section 108 Guaranteed loan which becomes due on August 1, 2025.
	<b>Target Date</b>	September 30, 2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Section 108 loan repayment.
13	<b>Project Name</b>	<b>CDBG: Parks and Recreation Summer Youth Program</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	3B: Provide Affordable Youth Care
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	CDBG: \$208,282
	<b>Description</b>	COSA Parks and Recreation Summer Youth Program
	<b>Target Date</b>	September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2000 low to moderate income persons will benefit from this program.
	<b>Location Description</b>	Jurisdiction wide based on beneficiary eligibility
	<b>Planned Activities</b>	COSA Parks and Recreation Summer Youth Program
14	<b>Project Name</b>	<b>CDBG: Parks and Recreation Extended Hours</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	3B: Provide Affordable Youth Care
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	CDBG: \$64,140
	<b>Description</b>	COSA Parks and Recreation Department Extended Hours Program for After School/Summer Youth Care
	<b>Target Date</b>	September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 500 low to moderate income persons will benefit from this program.
	<b>Location Description</b>	Jurisdiction wide based on beneficiary data
	<b>Planned Activities</b>	COSA Parks and Recreation Department Extended Hours Program for After School/Summer Youth Care
15	<b>Project Name</b>	<b>HOME: Administration</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A

	<b>Funding</b>	HOME: \$385,877
	<b>Description</b>	HOME Program Administration
	<b>Target Date</b>	September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Jurisdiction wide
	<b>Planned Activities</b>	HOME Program Administration Activities
16	<b>Project Name</b>	HOME: Legal Administration
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	HOME: \$52,614
	<b>Description</b>	HOME Legal Administration
	<b>Target Date</b>	September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Jurisdiction wide
	<b>Planned Activities</b>	HOME Program Legal Support
16	<b>Project Name</b>	<b>HOME: Single Family Rehab &amp; Reconstruction</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	1A: Rehabilitate Existing Housing Stock
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$1,446,425
	<b>Description</b>	In an effort to preserve our inner city neighborhoods, the City will utilize HOME funds to assist low to moderate income homeowners that are in need of rehabilitating or reconstructing homes. Funds available may assist with all aspects of rehabilitation and construction including weatherization, lead based paint abatement, and clearance activities.
	<b>Target Date</b>	September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City anticipates assisting 18 low-moderate income owner occupied households.

	<b>Location Description</b>	Jurisdiction wide based on beneficiary eligibility.
	<b>Planned Activities</b>	Owner occupied rehab and reconstruction.
	<b>Project Name</b>	<b>HOME: CHDO Set-Aside</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	1B: Development of New Housing for Ownership 1D: Develop New Affordable Rental Housing
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	HOME: \$1,000,000
	<b>Description</b>	The HOME program requires the City set aside specific funds for Community Housing Development Organizations (CHDOs) to develop affordable housing units.
	<b>Target Date</b>	September 30, 2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City anticipates developing 40 affordable single family household units for owners and/or renters at or below 80% AMI.
	<b>Location Description</b>	Jurisdiction wide based on project feasibility and beneficiary eligibility
	<b>Planned Activities</b>	CHDO set-aside new construction for ownership or rental.
		<b>Project Name</b>
<b>Target Area</b>		None
<b>Goals Supported</b>		1B: Development of New Housing for Ownership 1D: Develop New Affordable Rental Housing
<b>Needs Addressed</b>		Provide Decent Affordable Housing
<b>Funding</b>		HOME: \$100,000
<b>Description</b>		The City provides a set aside of HOME funds to assist Community Housing Development Organizations (CHDOs) with operating expenses to build capacity and provide administrative support.
<b>Target Date</b>		September 30, 2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		The City anticipates assisting 3 CHDO's.
<b>Location Description</b>		City wide based on CHDO certification process.
<b>Planned Activities</b>		CHDO operational support.
	<b>Project Name</b>	<b>HOME: Homebuyer Incentive Program</b>
	<b>Target Area</b>	None
	<b>Goals Supported</b>	1C: Provide homebuyer assistance

<b>Needs Addressed</b>	Provide Decent Affordable Housing
<b>Funding</b>	HOME: \$300,000
<b>Description</b>	The City provides HOME funds for low-to-moderate income homebuyers seeking to purchase decent, safe affordable housing. Specifically, the program provides down payment and closing cost assistance to ensure homes are both affordable and sustainable to the homebuyer.
<b>Target Date</b>	September 30, 2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City anticipates providing assistance to 35 low-moderate income first time homebuyers.
<b>Location Description</b>	City wide based on beneficiary eligibility.
<b>Planned Activities</b>	Homebuyer assistance program.
<b>Project Name</b>	<b>HOME: Multi-family Rental Program</b>
<b>Target Area</b>	None
<b>Goals Supported</b>	1D: Develop New Affordable Rental Housing
<b>Needs Addressed</b>	Provide Decent Affordable Housing
<b>Funding</b>	HOME: \$1,100,000
<b>Description</b>	The City provides HOME funds as a set-aside to support multi-family rental development activities awarded through the State Tax Credit Program or have leveraged significant private investment. The program provides gap financing for both new construction and rehabilitation of affordable rental housing units for low income families.
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The anticipated number of HOME rental units assisted is 10; however the program estimates to leverage approximately 240 additional affordable units.
<b>Location Description</b>	City Wide
<b>Planned Activities</b>	Multi-family rental new construction or substantial rehabilitation
<b>Project Name</b>	<b>HOPWA: Housing and Supportive Services</b>
<b>Target Area</b>	None
<b>Goals Supported</b>	5A: Provide housing & services for HOPWA
<b>Needs Addressed</b>	Provide for Special Needs Populations
<b>Funding</b>	HOPWA: \$1,180,381
<b>Description</b>	HOPWA housing and supportive services programs throughout the City of San Antonio.
<b>Target Date</b>	October 1, 2015 – September 30, 2016

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,306 persons are anticipated to benefit from these services
<b>Location Description</b>	City Wide
<b>Planned Activities</b>	<p>\$320,381 - Tenant based rental assistance shall provide housing rental vouchers for 78 households</p> <p>\$292,000 - Nursing Operation services will assist 58 individuals</p> <p>\$174,000 – Transportation will be provided for 475 individuals</p> <p>\$131,000 - Transitional housing services will be provided for 82 individuals</p> <p>\$120,000 – Housing assistance will be provided for 475 individuals</p> <p>\$95,000 – Food and nutrition programs will provide for 60 persons</p> <p>\$48,000 – Case management will be provided for 78 individuals</p>
<b>Project Name</b>	<b>ESG Programs &amp; Services</b>
<b>Target Area</b>	None
<b>Goals Supported</b>	<p>4A: Provide Housing &amp; Services for Homeless</p> <p>4B: Provide Services to Prevent Homelessness</p>
<b>Needs Addressed</b>	Address Housing Services for Homeless Population
<b>Funding</b>	ESG: \$978,029
<b>Description</b>	This includes all projects funded with ESG funding. More details are provided in the anticipated activities narrative.
<b>Target Date</b>	October 1, 2015 – September 30, 2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The city anticipates being able to provide housing and homeless services for 3700 low-income homeless persons as well as homeless prevention services for another 170 low-income persons or families.
<b>Location Description</b>	City-wide based on beneficiary eligibility.



<p><b>Planned Activities</b></p>	<p><b>Rapid Re-housing \$478,536</b>  DHS will work with external partners to provide assistance including rental assistance, transportation, case management services, and life skills classes to allow participants to achieve increased self-sufficiency and an improved ability to meet their basic needs. The City anticipates to assist 333 persons through this effort</p> <p><b>Emergency Shelter \$208,422</b>  Emergency shelter funds are used to provide essential services and operations to local emergency shelters. DHS will work with external partners to provide case management, financial assistance, and support services. The City anticipates assisting 3700 homeless persons through this effort.</p> <p><b>Homeless Prevention \$221,578</b>  DHS will work with external partners to provide financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. The funds are intended to target individuals and families who would be homeless but for this assistance. The City anticipates assisting 171 persons through this effort.</p> <p><b>Outreach \$69,493</b>  DHS will to provide street outreach and case management to homeless veterans, including arranging, coordinating, and monitoring the delivery of individualized services including planning a path to permanent housing stability. The City anticipates assisting 20 homeless persons through this effort.</p>
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## AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

### Geographic Distribution

Wheatley Target Area	Percentage of Funds
The Wheatley Area is located in Council District 2 in an area with direct access to N. New Braunfels Avenue and IH-35. The target area is the recipient of both Promise Neighborhood and CHOICE Neighborhood Implementation Grants.	9.2%

**Table 59 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

The City of San Antonio understands that investments in housing, economic development, public facilities and public services will have greater value when they are coordinated with other investments, assets and services. When investing HUD entitlement funding, the City of San Antonio will seek to prioritize investments that have one or more of the following characteristics.

Transit-oriented: San Antonio is a geographically large City and the cost of transportation is a significant factor for low and moderate income people. Access to public transit will be an important consideration when investing entitlement funds in affordable housing.

Promotes access to quality employment: San Antonio will seek to support projects and services that more effectively connect low and moderate income people to quality employment opportunities and/or locate quality jobs in low-income/ distressed areas.

Support access to education: San Antonio has made recent strategic investments in promoting educational opportunity, from pre-K through college. The City has also leverage a Promise Neighborhoods grant from the US Department of Education, which has been an important incubator for connecting housing and economic development strategies with educational investments. The City seeks to invest in projects and services that build on this momentum.

Promotes healthy environments and lifestyles and/or access to health care resources: San Antonio is a city with well-documented public health challenges and a very sizable population that relies on indigent care. San Antonio also recognizes that it has a wealth of national-recognized health care systems and institutions. The City seeks to coordinate its housing and economic development investments with health-related investments and to promote healthy communities.

Promotes and preserves culture: Extensive public input as well as guidance from the Steering Committee emphasized that culture is an enormous asset for San Antonio, a City that is widely recognized for the depth and diversity of its cultural heritage and history. The City recognizes culture as an asset and will seek to prioritize investments that promote and preserve the culture and heritage of its communities.

The City of San Antonio may choose to implement these general allocation priorities through bonus points in competitive solicitations/ bids and/or may undertake special research or analysis to ensure a data driven approach to these issues.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	103
Special-Needs	0
<b>Total</b>	<b>103</b>

Table 60 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	40
Rehab of Existing Units	18
Acquisition of Existing Units	35
<b>Total</b>	<b>103</b>

Table 61 - One Year Goals for Affordable Housing by Support Type

#### Discussion

The table describes the one year goals specifically for the HOME Program as required by 91.220(g). It describes the term affordable housing to be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. This does not include the HOPWA and ESG Program’s planned goals of 4,296 to be assisted.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City has created the Office of EastPoint and Real Estate Services which is responsible for coordinating implementation of the \$54 million Choice Neighborhood Initiatives (CNI) managed by the San Antonio Housing Authority. In addition the Office of EastPoint and Real Estate Services will be responsible for coordination and implementation of the Eastside Promise Neighborhood (EPN) initiative managed by the United Way of San Antonio and Bexar County, and the Promise Zone initiative. The City and SAHA have also agreed to collaborate on the environmental review and approval process of HUD funded public housing improvements and Section 3 outreach and certification efforts.

### **Actions planned during the next year to address the needs to public housing**

The City of San Antonio will continue to collaborate with the San Antonio Housing Authority (SAHA) to identify and addresses the needs of our low income residents. More specifically, the City and SAHA have agreed to investment consider City resources in support of the Wheatley Transformational Plan Area through public infrastructure investment, gap financing, and other partnership opportunities. Specifically, this year, the City has appropriated \$1.7 million in CDBG funds to address neighborhood infrastructure needs to assist in addressing concerns of State of Texas officials in awarding future Tax Credits to future EastPoint Multi-family projects within areas of “disinvestment”.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

SAHA's Real Estate and Homeownership Division encourages public housing residents to participate in a fun and extensive Home Buyer Readiness Program (HBR). This Program consists of four (4) workshops and a partnership with the City of San Antonio's Financial Empowerment Centers. The home buyer attends SAHA's HBR orientation and two (2) workshops while meeting monthly with a Financial Empowerment Counselor to reach three (3) primary goals of home buying - reducing debt, increasing savings, and increasing their credit score. The HBR Program is advertised through SAHA's public housing and section 8 staff, "Neighbors" magazine, website and electronic newsletters to staff. The workshops are held on Saturdays. Child care and food are provided. The HBR Program costs \$20.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The San Antonio Continuum of Care was established in 1992 and has grown to include 36 different agencies that serve the homeless population. The number of programs continues to grow annually as additional grant proposals are funded through HUD and other Federal and State agencies. In PY 2015, the continuum has three major goals: Focus on ending veteran homelessness and reducing chronic homelessness, prioritizes the most intensive housing resources for those who are most vulnerable, and coordinate access to homeless services across the entire Continuum of Care.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including...Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The HEARTH Act and federal regulations require communities to develop a mechanism for common assessment of the needs of individuals and families experiencing homelessness. The Continuum of Care Coordinated Access subcommittee will recommend for Board approval the required use of the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) by all CoC-funded agencies by July 1, 2015. The VI-SPDAT is a nationally recognized tool for assessing the needs of homeless individuals and families in the areas of housing, health risks, socialization and daily functions, and wellness. The use of this assessment across the CoC will allow providers to direct each individual to the appropriate service based on the needs of the individual, not just the general population category into which they may fall.

In addition, the CoC will continue to conduct the annual Point-In-Time (PIT) count will be conducted in January 2016. The PIT is an intensive survey used to count the number of homeless individuals living in San Antonio. The survey will be conducted by hundreds of volunteers who ask 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, including 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 information collected will be compiled into a report by a local university to provide a thorough analysis of the local homeless population, and this information will be used by the CoC to form policy.

Other community outreach programs are directed at assessing individual homeless needs and reducing chronic homelessness. The Haven for Hope Outreach team engages homeless individuals on the street. The team builds relationships with chronically homeless individuals and provides information about services, with the goal of directing homeless individuals to access services at Haven for Hope. Additional street outreach is conducted by the Center for Health Care Services (CHCS) PATH team, which provides outreach and case management for homeless individuals with mental illness or substance abuse issues, and the Office of Veteran's Affairs.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

To address the Consolidated Plan and the Continuum of Care strategic plans, the City of San Antonio will provide funding, both from HUD and other sources, 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, homeless veterans and the population living on the streets. The City aligns its funding allocation with the goals set by the CoC.

**Helping homeless persons make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of San Antonio Department of Human Services (DHS) will administer the Emergency Solutions Grant Program (ESG) and coordinate activities to enhance the quality and quantity of homeless facilities and services for homeless individuals and families. ESG funds will be used for a variety of activities that directly relate to homeless individuals, including Rapid Re-Housing, Homeless Prevention, and Emergency Shelter. IN PY 2015, the City will also dedicate ESG funding to Street Outreach, funding a 'navigator' position to support the initiative to end veteran homelessness. This navigator will provide intensive case management to chronically homeless veterans to provide counseling, coordinate services, provide information and referrals, and develop an individualized housing and service plan.

The ESG standards adopted by SARA in 2013 align performance measures such as length of stay to national benchmarks. These standards encourage shortening the length of period of time that individuals and families experience homelessness as agencies strive to meet these performance measures.

The City is also working with SARA to assist in the goal of implementing coordinated assessment, with the goal of shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again. This includes implementing coordinated assessment through the VI-SP-DAT tool and incorporating real time bed availability into the HMIS system. By assessing individuals using the VI-SPDAT tool, providers will be able to direct those with the most acute needs to scarce resources such as permanent supportive housing. Permanent supportive housing options include the SAMMinistries' Woodhill Plus program, the San Antonio Housing Authority Shelter + Care program, Seton Home Supportive Housing Program, and HUD-VASH vouchers and the American GI Forum Residential Center SRO for Veterans. The CoC plans to shift focus away from Supportive Services Only programs toward permanent housing and supportive permanent housing programs in future CoC funding applications.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care; or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of San Antonio's Department of Human Services (DHS) will administer the Emergency Solutions Grant (ESG) Program and coordinate activities to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care; or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs. ESG funds can be used for a variety of activities that directly relate to preventing homelessness, including:

1. Homeless Prevention (Includes housing relocation and stabilization services and short (3 months)/medium (24 months) term rental assistance to help people avoid becoming homeless.
2. Rapid Re-Housing activities
3. Essential Services at Emergency Shelters

In Fiscal Year 2016, the City of San Antonio, Department of Human Services (DHS), will offer an array of programs through Family Assistance Centers for homelessness prevention and to assist residents experiencing financial hardships with the payment of utility bills and rent. DHS will continue to collaborate 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, Plumbers to People, Laterals to People, and the ADP (Affordability Discount Program). These programs will assist rate payers at or below 125% of the federal poverty guidelines with their utilities. An estimated 7,000 households will receive gas/electric services in Fiscal Year 2016 at a value of \$1 million and 1,000 households will be assisted with water services (AGUA, CSBG, ESG and ADP) at a value of over \$100,000. The Department of Human Services, Family Assistance Division (FAD) will provide funding in rental assistance during FY 2016 and will serve 255 households with a total of nearly 740 household members. Approximately 340 senior households will be served with various services which include utility, rent, prescriptions, and medical equipment and personal care items. Approximately 250 households will be enrolled in long term case management where clients work to transition out of poverty by completing education goals, skills training and search for better employment. The City's Fair Housing Program will assist approximately 4,950 individuals with Foreclosure Intervention counseling to avoid a foreclosure on their homes.

In PY 2015, the Center for Health Care Services (CHCS), Haven for Hope and the Bexar County Central Magistrate's Office will implement a program to assist that those being discharged or diverted from mental health facilities and/or the Bexar County Detention center. Haven for Hope will provide 30 beds for homeless participants in the Jail Diversion program. CHCS will conduct assessments onsite at the Central Magistrate Office and make recommendation for diversion or release to the presiding judge. The program will serve those who are homeless and would qualify for a Personal Recognizance (PR) Bond but for having a permanent address and those who are homeless and have a mental illness or substance abuse problems. Participants are transported to campus where Haven for Hope will provide substance abuse, mental health treatment and physical health care on the Haven campus.

### AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of individual or family	0
Tenant-based rental assistance	78
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	118
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	82
<b>Total</b>	<b>278</b>



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of San Antonio continues to view non-profit capacity of affordable housing partners, economic market conditions for low-to-moderate income homebuyers, and reductions in federal investments to be the most significant barriers to affordable housing in San Antonio.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

- Adopt a new Comprehensive Plan to replace the City's 1997 Master Plan Policies. Housing Element of the Comprehensive Plan will provide an integrated policy framework for meeting San Antonio's existing and future affordable housing needs based on a thorough analysis of current and projected conditions, identification of the full range of challenges and opportunities, and community input. The Plan is projected to be adopted by City Council in 2nd quarter 2016.
- Establish a San Antonio Housing Commission. The proposed Commission would be a coordinating body charged with making recommendations to City Council on affordable housing preservation and production as well as policies to minimize displacement and mitigate the effects of neighborhood change. The Commission would be comprised of dedicated and knowledgeable citizens. The Commission is charged with implementing the following recommendations of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods which will assist to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing.
- Continue to process and mediate fair housing choice complaints. Complaints not successfully mediated at the client's request will be referred to HUD's Department of Fair Housing and Equal Opportunity. Review multi-family rental building plans for compliance with all accessibility design requirements of the Fair Housing Act and the City Building Codes. Continue to review project marketing plans for compliance with the City's Affirmatively Furthering Fair Housing Rule and the required outreach efforts of project developments to special needs organizations.
- Continue to promote alternative special zoning districts and use patterns adopted by the City of San Antonio that support mixed commercial and residential uses along corridors, through regulatory incentives (reduced parking or no parking requirements, landscaping, etc.) and density bonuses for affordable housing.
- Work to encourage lending institutions to operate in areas that are underserved and to provide services to underserved population

## **AP-85 Other Actions – 91.220(k)**

### **Actions planned to address obstacles to meeting underserved needs**

The City recognizes there are significant obstacles to meeting the underserved needs through the performance of this Action Plan. The rehabilitation programs have recently not performed well due to local housing policy restrictions that are not in line with the clear market need of an aging and underperforming housing stock throughout the inner city. The costs of labor and materials are also a factor that results in an increased cost to the rehabilitation programs. Combined with ever declining resources, this serves as a significant obstacle. Another issue is the unavailability of non federal resources to assist in solving the overwhelming needs of affordable housing in our community. The City will look to explore different options throughout the year to try and fill this significant funding gap.

### **Actions planned to foster and maintain affordable housing**

Through input from the Mayor’s Taskforce on Preserving Dynamic & Diverse Neighborhoods the City of San Antonio is committed to strengthen the fabric of our existing neighborhoods so current homeowners may remain in their homes amidst economic reinvestment and neighborhood revitalization; create vibrant, diverse, and inclusive neighborhoods where new residents and businesses thrive alongside current residents and established businesses; and provide for the protection of our most vulnerable residents from adverse impacts of neighborhood change. Through this Action Plan, the City has dedicated approximately \$2.4 million in CDBG and HOME funds to provide minor repairs, rehabilitation, and reconstruction of homes in our low income communities while addressing fair housing discrimination.

### **Actions planned to reduce lead-based paint hazards**

Due to suspected levels of lead-based paint hazards in residential structures located throughout San Antonio, the City continued to address lead hazards with approximately \$4 million in available Lead Hazard funding from HUD. The City continues to expend prior year funding for this critical community need. As in previous years, the City will undertake strategies requiring lead-based paint testing and abatement in all of its housing activities. The City will work with increasing coordination with affordable housing providers to test for lead-based paint in homes built before 1978 in which a child under the age of six (6) is or will be residing and will continue to eliminate childhood lead poisoning by:

1. Implementing sophisticated lead hazard identification and reduction protocols
2. Providing a wide range of technical assistance to housing services providers, for-profit and non-profit housing partners, and contractors
3. Making lead hazard control a requirement of all City funded housing rehabilitation programs
4. Operating the most efficient and effective housing rehabilitation and lead-based paint testing and abatement programs possible
5. Encouraging the private sector to continue to participate in the development of affordable housing
6. Encouraging local housing providers to solicit participation by the private business community whether it is financial, expert advice or sitting on boards of directors of nonprofits

The City is also committed to providing \$250,000 in CDBG funds in the current action plan for minor repair activities that will support costs not eligible under the HUD Lead Grants. This will allow projects that were previously considered unfeasible to be considered for the Lead Program.

### **Actions planned to reduce the number of poverty-level families**

While economic recovery has stabilized for many Americans, the stabilization for low to moderate

income families has not recovered at the same rate. Due to declining HUD funds, the City's focus is primarily on a meeting housing and infrastructure needs in targeted areas. However, the City will address reducing the number of poverty level families by:

1. Funding the development of new rental housing developments that provide caps on the cost of renting new, high performing, and safe housing.
2. Assist needy adults and families achieve economic self-sufficiency and wealth building through incorporation of a new financial literacy program into existing social service programs.
3. Advancing the City's Section 3 Economic and Employment Opportunities program which promote good faith effort for contractors to hire low- and moderate-income persons by certifying businesses and individuals to participate in the program

### **Actions planned to develop institutional structure**

A variety of agencies and organizations will play key roles in delivering and managing the various Community Development Programs. In general, this includes the San Antonio Housing Authority, the City's Department of Planning and Community Development, Human Services Department, Transportation and Capital Improvements, individual non-profit and for-profit housing developers, and service providers.

The City will continue to coordinate on the HUD Choice and Promise grants with the San Antonio Housing Authority through the Office of EastPoint and Real Estate on the implementation of the Eastside Choice Transformation Plan. The

The City will also establish a Housing Commission through a recommendation from the Mayor's Taskforce on Preserving Dynamic & Diverse Neighborhoods to implement Task Force recommendations on increasing workforce and affordable housing in our established neighborhoods.

In addition the City continues to evolve public policy and program design while pursuing close communication among external stakeholders, participating in conferences and staff training, and continuing to provide assistance to assure coordination among private and governmental health, mental health and service agencies.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of San Antonio continues to work in collaboration with multiple public and private entities including San Antonio Housing Authority, South Alamo Regional Alliance for the Homeless (SARAH), and San Antonio Non Profit Housing Developers (SANPHD) coalition, multiple non-profit housing providers in addressing the needs of low to moderate income, special needs, and homeless populations. Significant planning efforts between these entities continue to be coordinated by the Department of Planning and Community Development and the Department of Human Services.

The City of San Antonio will continue to be a standing board member on the Continuum of Care Board of Directors, as well as play an active part on the HMIS, Coordinated Access and other subcommittees. The City will communicate the goals of the Consolidated Plan to the Continuum of Care and work to ensure they are incorporated into the Continuum's strategic plan as well.

The City of San Antonio continues to work in collaboration with multiple public and private entities including San Antonio Housing Authority, Bexar County, Haven for Hope, and other nonprofit housing

providers such as Habitat for Humanity in addressing the needs of low-to-moderate income, special needs, and homeless populations. Significant planning efforts between these entities continue to be coordinated by the Department of Planning and Community Development and the Department of Human Services.



## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The City of San Antonio plans to spend 100% of its programmatic CDBG funds to assist low to moderate income persons in our community. In addition, the City of San Antonio adheres to all specific CDBG, HOME, and ESG requirements as specified below.

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

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$230,228
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>\$230,228</b>

#### Other CDBG Requirements

- |   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.0% |

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
The City will permit HOME funds to be invested as loans, grants, deferred payment loans, and other types of investment permitted by the regulations described in 92.205(b). The City will not permit other forms of investment without the prior approval of HUD.

2. *A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:*

*Recapture Provisions:*

The City of San Antonio (COSA) has adopted a recapture provision for all Homebuyer Activities using HUD HOME funds as a Direct Homebuyer Subsidy or if the project includes both a Direct and Development Subsidy. These provisions ensure that COSA recoups all or a portion of the HOME assistance to the homebuyer (closing costs, down payment and/or junior mortgage) if the home does not continue to be the principal residence of the homebuyer for the duration of the affordability period (time during which homebuyer must maintain property as principal residence). The City shall reduce the HOME investment amount to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the entire affordability period (i.e., a forgivable period). The HOME subsidy will be forgiven annually upon the anniversary of the closing date (e.g. 1/5 of HOME subsidy forgiven each year for a five-year affordability period on the anniversary of the closing date). The City shall recoup funds based on a shared net proceeds basis. The maximum recapture amount by the City is equal to the HOME subsidy, times one minus the pro-rata basis percentage [Subsidy X (1 - Pro-Rata Basis)]. In the event the Homebuyer sells the property during the affordability period, and the net proceeds are not sufficient to repay the City the lesser of either the actual balance owed on the subsidy OR the remaining balance according to the affordability period, the City shall recapture any and all net proceeds. Under the recapture provision, the amount subject to the affordability period includes the amount provided directly to, or on behalf of the homebuyer, including down payment, closing costs, and/or direct loan plus any HOME assistance that lowers the cost of the home below market price (i.e. the difference between the market value of home and what it actually sold for).

*Resale Provisions:*

The City of San Antonio shall require that Resale provisions be used in the event that only a Development Subsidy is used to make the home affordable (i.e. funding construction to the developer). In a project where both Development and Direct subsidies are provided, recapture provisions shall apply. Resale provisions require the homeowner to sell to another low-income homebuyer. The resale requirement must ensure that the price at resale provides the original HOME-assisted owner a fair return on investment and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers as defined below:

**Affordable Range:** A family earning 80% AMI and below and who do not pay more than 30% of their gross income for PITI (Principal, Interest, Tax, and Insurance).

**Fair Return on Investment:** A Homeowner can sell the home during the affordability period according to the information below: Year 1-5 of Affordability Period - Lower Range- a Homeowner can sell the home during the affordability period for no more than 15% over BCAD's most recent appraisal value.

**Max Limit- Current (as of date of sale) Affordable Home Price as set forth in the City of San Antonio Housing Policies. Year 6-15 of Affordability Period - Lower Range-** There is no cap on appreciation rate.

**Max Limit- Current (as of date of sale) Affordable Home Price as set forth in the City of San Antonio Housing Policies.**

Either recapture or resale provisions must be detailed and outlined in accordance with 24 CFR 92.254 in marketing brochures, written agreements and all legal documents with homebuyer. Either recapture or resale may be used within a project, not both. Combining provisions to create hybrids is not allowed.

3. *A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:*

Affordability for homeownership projects undertaken using the recapture provision shall be ensured through the use of real estate lien notes and/or restrictive covenants outlining the City's recapture provisions. Homeownership projects undertaken using the resale provision shall use deed restrictions, covenants running with the land, or other similar mechanisms per 92.254(a)(5)(i)(A) to ensure the resale requirements are met. The period of affordability specified in the mortgage will be the minimum period for the project as specified above. The period of affordability is based on the total amount of HOME funds invested in the housing project.

4. *Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:*

The City of San Antonio (COSA) may use HOME funds to refinance existing single family mortgages or debt secured by multifamily housing that is being rehabilitated with HOME funds as described in 24 CFR §92.206(b). COSA shall use its underwriting and evaluation criteria and standards, as found in its City Council adopted Housing Policy and the HOME Final Rule at a minimum, these rules require:

- Rehabilitation to be the primary eligible activity for developments involving refinancing of existing debt;
- HOME funds may not be used to refinance affordable home or housing development constructed within the past 10 years;
- A minimum funding level for rehabilitation on a per unit basis;
- Requires a review of maintenance practices to demonstrate that disinvestments in the property have not occurred, when applicable;
- Long term needs of the property can be met;
- Financial feasibility will be maintained over an extended affordability period, as applicable;
- Specifies the required period of affordability; and
- Ensures HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

## Emergency Solutions Grant (ESG)

### Reference 91.220(I)(4)

1. *Include written standards for providing ESG assistance (may include as attachment)*

The Continuum of Care Board of Directors adopted CoC-wide ESG standards in 2013. A summary of these standards is below; a full copy of ESG standards is on file with both the City of San Antonio and the South Alamo Regional Alliance for the Homeless.

Homeless clients receiving ESG must meet HUD criteria for homelessness as either literally homeless (Homeless Category 1), at imminent risk of homelessness (Homeless Category 2), homeless under another federal statute (Homeless Category 3), or fleeing/attempting to flee domestic violence (Homeless Category 4). No provider funded under ESG or the CoC program may serve homeless persons in Category 3 until it has been notified by SARA that a request has been made to serve this population and the request has been approved by HUD. ESG services will be targeted to the following populations

- Emergency shelter - individuals/families that cannot be diverted; are literally homeless; are vulnerable to injury and/or illness if not sheltered; can be safely accommodated in the shelter; and not in need of emergency medical or psychiatric services
- Rapid re-housing - newly homeless with priority to unsheltered households; all homeless families not headed by persons with disabilities with priority to those in shelter for ten days or longer; homeless youth; homeless persons in need of permanent supportive housing but who are on waiting list
- Prevention - households that can be diverted from entering shelter; households that are losing their housing but could maintain housing if provided limited assistance; households with young children

Case managers will use the Continuum-wide assessment protocol to review household needs and strengths. All case managers are required to re-assess clients according to set schedule. Assistance should be provided for the least time necessary to end the homelessness of the household and to ensure stability in permanent housing. It is expected that the great majority of homelessness prevention households will receive 90 days or less of assistance. Participants in rapid re-housing will rarely receive more than 12 months of assistance. All households receiving shelter, prevention, and/or rapid re-housing services shall receive mandatory housing stability case management services and housing location services.

2. *If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.*

24 CFR 576.400(d) once the Continuum of Care has developed a centralized assessment system or a coordinated assessment system in accordance with requirements to be established by HUD, each ESG-funded program or project within the Continuum of Care's area must use that assessment system. The South Alamo Regional Alliance for the Homeless is still in the process of developing and implementing a coordinated assessment system that meets HUD requirements. As described in section AP-65, the Coordinated Assessment subcommittee of the CoC intends to take the recommendation for Board approval that all CoC-funded providers incorporate the VI-SPDAT as part of each provider's intake process. The use of this assessment across the CoC will allow providers to direct each individual to the appropriate service based on the needs of the individual, not just the general population category into which they may fall. When this is approved by the Board, the City will incorporate this common assessment tool into its ESG grantee requirements as well.



3. *Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).*

The City distributes its ESG funds through a competitive bid process. Every two years, a competitive Request for Proposals (RFP) under the ESG program is issued by DHS, soliciting proposals from organizations. Proposals selected for funding are executed as one-year contracts with the option of single renewal at the end of the contract term. DHS subjects all proposals to a rigorous review and selection process by committees comprised of subject matter experts, City staff and community members who review and score the proposals. After the review of proposals, each evaluation committee submits a final ranking to the Director of DHS, who reviews the rankings, program consistency with City Council goals and objectives, need for the service by underserved populations and Council Districts, potential duplication, availability of funds, and agency past performance, in order to formulate recommendations.

The following are the criteria used to evaluate and select proposals for funding under the City's ESG program:

- Applicant agency must meet all state and federal requirements, as threshold criteria, for an award
  - Demonstration of need within the proposed project area for the type of services proposed for the population to be served
  - Evidence of ability to develop the proposed project, expend all funds within the required time-frames, and to operate the project over the required contract period
  - Evidence of ability to provide, either directly or through referral, the appropriate support services
    - a) The appropriateness of plans for participant selection and the consistency of these plans within the intent of the ESG program
    - b) The reasonableness of the total project cost and the ESG program amount requested, and the eligibility of proposed expenditures
    - c) Evidence that matching funds are firmly committed and available for obligation and expenditure
    - d) Evidence that focus of the project is on enabling participants to achieve the highest level of self-sufficiency possible
    - e) Evidence of financial feasibility of the project over the required operating period
    - f) Appropriateness of qualifications and backgrounds of personnel and staff assigned to the project
4. *If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.*

24 CFR 576.405(a) requires the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policy-making entity of the recipient. CoC membership currently fulfills this requirement.
  5. *Describe performance standards for evaluating ESG.*

CoC-wide ESG performance measures were adopted by the SARA Board of Directors along with ESG standards for providing ESG assistance. A summary of these standards is listed below:

Shelter programs should meet the following performance standards: exits to permanent housing should be at least 25% for individuals and 45% for families, exits to homelessness should be less than 30% within one year and 35% within two years; least 10% of those served should maintain or increase employment income, at least 30% of those served should maintain or increase overall income; at least 20% should receive an increased number of benefits, and the average length of stay should be 90 days.

Prevention programs should meet the following performance standards: exits to permanent housing should be at least 90% for individuals and 95% for families, exits to homelessness should be less than 5% within one year; least 25% of those served should maintain or increase employment income, at least 40% of those served should maintain or increase overall income; at least 50% should receive an increased number of benefits, and the average length of stay should be 90 day or less of rental assistance.

Rapid Re-housing programs should meet the following performance standards: exits to permanent housing should be at least 75% for individuals and 85% for families, exits to homelessness should be less than 5% within one year; least 20% of those served should maintain or increase employment income, at least 45% of those served should maintain or increase overall income; at least 35% should receive an increased number of benefits, and the average length of stay should be 90 day or less of rental assistance.

# Appendix A - Alternate/Local Data Sources

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<b>1</b>	<b>Data Source Name</b> 2000 Census (Base Year) 2009-2013 ACS (Most Recent)
	<b>List the name of the organization or individual who originated the data set.</b> United States Census Bureau
	<b>Provide a brief summary of the data set.</b> <b>2000 Census:</b> The US Census 2000 contains detailed tables presenting data for the United States, 50 states, the District of Columbia and Puerto Rico focusing on age, sex, households, families, and housing units. These tables provide in-depth figures by race and ethnicity.  <b>The American Community Survey (ACS)</b> is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.
	<b>What was the purpose for developing this data set?</b> <b>2000 Census:</b> Census information affects the numbers of seats a state occupies in the U.S. House of Representatives. An accurate count of residents can also benefit the community. The information the census collects helps to determine how more than \$400 billion dollars of federal funding each year is spent on infrastructure and services. Among other things, Census data is used to advocate for causes, rescue disaster victims, prevent diseases, research markets, locate pools of skilled workers, and more.  <b>ACS:</b> Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2000 Census 2009-2013 ACS

**Briefly describe the methodology for the data collection.**

**2000 Census:** Monthly estimates of the resident population by age, sex, race and Hispanic origin are released. Additionally, national estimates by demographic characteristics of four other populations: the resident plus Armed Forces overseas, civilian, civilian non-institutionalized, and household populations are also released. Each of these four additional populations is based directly on the resident population.

For each state and county, the bureau releases annual estimates of the resident population by age, sex, race, and Hispanic origin. This document describes the production of the total resident population for states and counties, which is the first step in the production of state and county estimates by demographic characteristics.

At the national level, the resident population is affected by births, deaths, and net international migration (NIM) only.

Population Estimate = Base Population + Births – Deaths + NIM

At the sub national level (e.g., states and counties), the resident population is affected by an additional component of population change: net internal, or domestic, migration (NDM).

Population Estimate = Base Population + Births – Deaths + NIM + NDM

**ACS:** The American Community Survey (ACS) is a relatively new survey conducted by the U.S. Census Bureau. It uses a series of monthly samples to produce annually updated estimates for the same small areas (census tracts and block groups) formerly surveyed via the decennial census long form sample. Initially, five years of samples were required to produce these small area data. Once the Census Bureau, released its first 5-year estimates in December 2010; new small area statistics now are produced annually. The Census Bureau also will produce 3 year and 1 year data products for larger geographic areas. The ACS includes people living in both housing units (HUs) and group quarters (GQs). The ACS is conducted throughout the United States and in Puerto Rico, where it is called the Puerto Rico Community Survey (PRCS).

The Master Address File (MAF) is the Census Bureau’s official inventory of known housing units (HUs), group quarters (GQs), and selected non-residential units (public, private, and commercial) in the United States and Puerto Rico. It serves as the source of addresses for the American Community Survey (ACS), other Census Bureau demographic surveys, and the decennial census. It contains mailing and location address information, geocodes, and other attribute information about each living quarter. A geocoded address is one for which state, county, census tract, and block have been identified.

The MAF is linked to the Topologically Integrated Geographic Encoding and Referencing (TIGER) system. TIGER is a database containing a digital representation of all census-required map features and related attributes. It is a resource for the production of maps, data tabulation, and the automated assignment of addresses to geographic locations in geocoding. The resulting database is called the MAF/TIGER database (MTdb).

The initial MAF was created for Census 2000 using multiple sources, including the 1990 Address Control File, the U.S. Postal Service’s (USPS’s) Delivery Sequence File (DSF), field listing operations, and addresses supplied by local governments through partnership programs. The MAF was used as the initial frame for the ACS, in its state of existence at the conclusion of Census 2000.

Updates from nationwide 2010 Census operations were incorporated into the MTdb and were included in the ACS sampling frame in the middle of 2010. The Census Bureau continues to update the MAF using the DSF and various automated, clerical, and field operations, such as the Demographic Area Address Listing (DAAL).

	<p><b>Describe the total population from which the sample was taken.</b>  <b>2000 Census:</b> City of San Antonio total population 1,144,646  <b>ACS:</b> 2013 City of San Antonio total population 1,359,033</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>  The residents of the City of San Antonio, Texas</p>
2	<p><b>Data Source Name</b>  2009-2013 American Community Survey 5-Year Est.</p> <p><b>List the name of the organization or individual who originated the data set.</b>  US Census Bureau</p> <p><b>Provide a brief summary of the data set.</b>  <b>The American Community Survey (ACS)</b> is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p><b>What was the purpose for developing this data set?</b>  Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>  ACS 5-Year Estimates were collected from 2009-2013</p>

	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The American Community Survey (ACS) is a relatively new survey conducted by the U.S. Census Bureau. It uses a series of monthly samples to produce annually updated estimates for the same small areas (census tracts and block groups) formerly surveyed via the decennial census long form sample. Initially, five years of samples were required to produce these small area data. Once the Census Bureau, released its first 5-year estimates in December 2010; new small area statistics now are produced annually. The Census Bureau also will produce 3 year and 1 year data products for larger geographic areas. The ACS includes people living in both housing units (HUs) and group quarters (GQs). The ACS is conducted throughout the United States and in Puerto Rico, where it is called the Puerto Rico Community Survey (PRCS).</p> <p>The Master Address File (MAF) is the Census Bureau’s official inventory of known housing units (HUs), group quarters (GQs), and selected non-residential units (public, private, and commercial) in the United States and Puerto Rico. It serves as the source of addresses for the American Community Survey (ACS), other Census Bureau demographic surveys, and the decennial census. It contains mailing and location address information, geocodes, and other attribute information about each living quarter. A geocoded address is one for which state, county, census tract, and block have been identified.</p> <p>The MAF is linked to the Topologically Integrated Geographic Encoding and Referencing (TIGER) system. TIGER is a database containing a digital representation of all census-required map features and related attributes. It is a resource for the production of maps, data tabulation, and the automated assignment of addresses to geographic locations in geocoding. The resulting database is called the MAF/TIGER database (MTdb).</p> <p>The initial MAF was created for Census 2000 using multiple sources, including the 1990 Address Control File, the U.S. Postal Service’s (USPS’s) Delivery Sequence File (DSF), field listing operations, and addresses supplied by local governments through partnership programs. The MAF was used as the initial frame for the ACS, in its state of existence at the conclusion of Census 2000. Updates from nationwide 2010 Census operations were incorporated into the MTdb and were included in the ACS sampling frame in the middle of 2010. The Census Bureau continues to update the MAF using the DSF and various automated, clerical, and field operations, such as the Demographic Area Address Listing (DAAL).</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>2013 City of San Antonio total population 1,359,033</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The residents of the City of San Antonio, Texas</p>
	<p><b>3 Data Source Name</b></p> <p>2009-2013 ACS (Workers), 2011 Longitudinal Employee</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>2009-2013 ACS and 2011 Longitudinal Employee-Household Dynamics: United States Census Bureau</p>

**Provide a brief summary of the data set.**

**The American Community Survey (ACS)** is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.

**The Longitudinal Employer-Household Dynamics (LEHD)** program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.

**What was the purpose for developing this data set?**

**ACS:** Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.

**LEHD:** Information from the LEHD helps state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.

**Provide the year (and optionally month, or month and day) for when the data was collected.**

ACS 5-Year Estimates were collected from 2009-2013

Longitudinal Employer-Household Dynamics were collected in 2011

**Briefly describe the methodology for the data collection.**

**ACS:** The American Community Survey (ACS) is a relatively new survey conducted by the U.S. Census Bureau. It uses a series of monthly samples to produce annually updated estimates for the same small areas (census tracts and block groups) formerly surveyed via the decennial census long form sample. Initially, five years of samples were required to produce these small area data. Once the Census Bureau, released its first 5-year estimates in December 2010; new small area statistics now are produced annually. The Census Bureau also will produce 3 year and 1 year data products for larger geographic areas. The ACS includes people living in both housing units (HUs) and group quarters (GQs). The ACS is conducted throughout the United States and in Puerto Rico, where it is called the Puerto Rico Community Survey (PRCS).

The Master Address File (MAF) is the Census Bureau's official inventory of known housing units (HUs), group quarters (GQs), and selected non-residential units (public, private, and commercial) in the United States and Puerto Rico. It serves as the source of addresses for the American Community Survey (ACS), other Census Bureau demographic surveys, and the decennial census. It contains mailing and location address information, geocodes, and other attribute information about each living quarter. A geocoded address is one for which state, county, census tract, and block have been identified.

The MAF is linked to the Topologically Integrated Geographic Encoding and Referencing (TIGER) system. TIGER is a database containing a digital representation of all census-required map features and related attributes. It is a resource for the production of maps, data tabulation, and the automated assignment of addresses to geographic locations in geocoding. The resulting database is called the MAF/TIGER database (MTdb).

The initial MAF was created for Census 2000 using multiple sources, including the 1990 Address Control File, the U.S. Postal Service's (USPS's) Delivery Sequence File (DSF), field listing operations, and addresses supplied by local governments through partnership programs. The MAF was used as the initial frame for the ACS, in its state of existence at the conclusion of Census 2000. Updates from nationwide 2010 Census operations were incorporated into the MTdb and were included in the ACS sampling frame in the middle of 2010. The Census Bureau continues to update the MAF using the DSF and various automated, clerical, and field operations, such as the Demographic Area Address Listing (DAAL).

**LEHD:** The LEHD program maintains an active research program oriented on the use of longitudinally linked employer-employee data. Use of administrative data in the national statistical system is fairly new, and a core mission of LEHD research is to enhance the infrastructure for use of administrative data in the production of federal statistics. This includes activities such as developing statistical matching and imputation methods for data linkage, research comparing administrative and survey data to understand sources of error in each, and developing new prototypes for data products. LEHD economists share their research at academic conferences and publish in peer-reviewed journals and other scholarly outlets.

Research using LEHD micro data is also carried out by qualified academic researchers under approved projects using a secure network of Research Data Centers (RDCs). The RDC system is administered by the U.S. Census Bureau's Center for Economics Studies (CES).



	<p><b>Describe the total population from which the sample was taken.</b>  <b>ACS:</b> 2013 City of San Antonio total population 1,359,033  <b>LEHD:</b> 2011 City of San Antonio total population 1,313,155</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>  The residents of the City of San Antonio, Texas</p>
4	<p><b>Data Source Name</b>  PIC (PIH Information Center), VMS (Voucher Manage)</p>
5	<p><b>Data Source Name</b>  PIC (PIH Information Center) &amp; SAHA Elite Tracking</p>
6	<p><b>Data Source Name</b>  PIC (PIH Info Center) , VMS, SAHA Elite Tracking</p>
7	<p><b>Data Source Name</b>  PIC (PIH Information Center)</p>
8	<p><b>Data Source Name</b>  HOPWA CAPER and HOPWA Beneficiary Verification Worksheet</p>

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# Appendix B: City of San Antonio Citizen Participation Plan

The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities in order to develop a strategic plan which addresses critical needs in our communities. A significant step in this process is to involve the citizens of San Antonio to ensure that the public has the opportunity to shape the Five Year Consolidated Plan, along with each Annual Action Plan. As the lead agency in the development and implementation of the Consolidated Plan, the City’s Department of Planning and Community Development is responsible for ensuring the City of San Antonio’s Citizen Participation Plan is implemented. The following identifies citizen participation efforts which will be undertaken for actions under the purview of the Consolidated Plan and Annual Action Plans.

Consolidated Plan & FY 2016 Action Plan Citizen Participation Schedule	
Timeline	Activity
November 20, 2014	City Department Steering Committee established and will meet regularly to assist in development of the City’s Strategic Plan
February 4, 2015	Date of Notification for four Public Hearings on “Housing and Community Development Needs” scheduled for February 24 – March 5
February 23, 2015	Meeting with stakeholders on “Housing and Community Development Needs”
February 24 – March 5, 2015	Four public hearings on “Housing and Community Development Needs” shall take place in each quadrant of the City (one each on February 24, February 26, March 3, and March 5)
May 12, 2015	Quality of Life Committee - Proposed Consolidated Plan & Action Plan Briefing
May 15, 2015	30-day comment period on draft Five Year Consolidated Plan <b>[91.105(b)(4)]</b> and Annual Action Plan; Copies of Consolidated Plan available at <a href="http://www.sanantonio.gov/GMA">www.sanantonio.gov/GMA</a> and at 1400 South Flores, San Antonio TX 78204, for 30-day comment period <b>[91.105(b)(2) and (g)]</b>
May 19, 2015	Quality of Life Committee - Proposed Consolidated Plan & Action Plan
June 17, 2015	1 <sup>st</sup> Public Hearing on the Consolidated Plan and Action Plan at City Council Chambers
August 5, 2015	2 <sup>nd</sup> Public Hearing on the Consolidated Plan and Action Plan at City Council Chambers

August 6, 2015	Consolidated Plan and Action Plan to be approved by City Council at City Council Chambers
August 15, 2015	Consolidated Plan and Action Plan due to HUD

## ***Consolidated Plan and Action Plan: Public Hearings and Community Engagement Sessions***

### **Participation by the Community**

The City hosted four public hearings (community engagement sessions) to present information on the Consolidated Planning process at select geographically diverse locations which were accessible to residents in each quadrant of the City (N, S, E, W).

The City also conducted a successful community wide survey which received back 1661 responses which assisted in identifying community needs.

The City's Department of Community Planning and Development and the San Antonio City Council shall hold public hearings as required by the Consolidated Plan and Annual Action Plan process, at times and locations appropriate and convenient for maximum public participation. A 30-day public comments period will lead up to the 1st public hearing will allow the public to provide feedback on the proposed Consolidated Plan and Action Plan on Wednesday, June 17, 2015 at 6pm at City Council Chambers. The City will consider the views of citizens, public agencies and other interested parties in preparing its final Consolidated Plan. A 30-day public comment period will lead up to the 2nd public hearing will be on Wednesday, August 5, 2015 at 6pm at City Council Chambers. The adoption of the Final Consolidated Plan and first year Action Plan will be on Thursday, August 6, 2015 at 9am at City Council Chambers.

### **Participation by Partner Agencies and City Departments**

The City of San Antonio sent notices to partner agencies and City Departments to inform them of the Consolidated Planning process and to engage key associations and industry groups to participate in focus groups based on the following categories. Through these notices, the City facilitated a community work session to inform the planning process based on the following

- Homelessness and Special Needs
- Affordable Housing
- Economic Development
- Non-Housing Community Development
- Social Services

The major partner engagement session was held February 23, 2015 to provide an overview of the Consolidated Planning process and its significance to all participants and then broke out into major goal areas. The City presented data that has been gathered. After the presentation,

the break out groups discussed emerging needs and preliminary strategies for addressing those needs. The Organizations participating in the facilitated session are listed in Attachment I.

The following list contains the City Departments that were invited to participate in the Consolidated Plan Steering Committee and subsequent workgroups. Representatives from each department were invited to participate.

- Department of Planning and Community Development (DPCD)
- Department of Human Services (DHS)
- Center City Development and Operations (CCDO)
- Parks and Recreation Department
- Transportation and Capital Improvements (TCI)
- San Antonio Public Library (SAPL)
- Office of EastPoint and Real Estate Services
- Development Services Department (DSD)
- Office of Management and Budget (OMB)
- Health Department
- Economic Development Department (EDD)
- Office of Historic Preservation (OHP)
- Office of Sustainability (OS)

#### **Amendments to the Consolidated Plan**

A substantial amendment to the Consolidated Plan shall consist of an addition or deletion of any priority or goal. A minimum of one public hearing shall be required once the proposed substantial amendment has been drafted and released for a 30-day comment period. The City will consider any comments or views of citizens made in writing or orally at public hearings, if any, in preparing the substantial amendment. The City will attach to the substantial amendment a summary of these comments, including any comments that are not accepted and the reasons therefore.

An amendment is considered “Minor” when it does not reach the definition of a substantial amendment. No public hearing or comment period will be required for Minor amendments.

#### **Annual Action Plan**

A minimum of two public hearings shall be conducted per year. One public hearing shall be required during the development of the Annual Action Plan to encourage citizen participation and comments. An additional public hearing shall be required once a proposed Annual Action Plan is released for a 30-day public comment period. Together, the hearings will address housing and community development needs, development of proposed activities, and review of program performance.

#### **Amendments to the Action Plan**

A substantial amendment to the Annual Action Plan requires a minimum of one public hearing once the proposed amendment has been drafted and released for a 30-day comment period. A substantial amendment to the Annual Action Plan shall be defined as a single action whereby:

1. A reprogramming action creates a new type of Project to be funded in the Action Plan; or
2. The single amendment proposes more than a 10% budget adjustment of the formula grant amount between projects identified in the Action Plan (*for each annual CDBG, HOME, ESG, and HOPWA grant, respectively*).
3. A change to the geographical priorities (excluding boundary adjustments)

The City will consider any comments or views of citizens made in writing or orally at public hearings, if any, in preparing the substantial amendment. The City will attach to the substantial amendment a summary of these comments, including any comments that are not accepted and the reasons therefore.

An amendment is considered “Minor” when it does not reach the definition of a substantial amendment. No public hearing or comment period will be required for Minor amendments.

### **Comment Period**

The Proposed Consolidated Plan, Proposed Annual Action Plan and any Proposed Substantial Amendment will be made available for citizen review and comment for a minimum of 30-days prior to City Council adoption. The City shall make the documents or related summaries available through to the public by distributing via an email registration list, posting in a newspaper of general circulation, and posting to our City website for a minimum of 30-days prior to the City Council Date.

### **Consolidated Annual Performance and Evaluation Report (CAPER)**

Citizens shall be provided with a 15-day comment period on the CAPER. Comments received on the CAPER shall be attached and submitted to HUD.

### **Availability to the Public**

The Consolidated Plan, Substantial Amendments, and Performance Reports, will be available to the public online at [www.sanantonio.gov/GMA](http://www.sanantonio.gov/GMA) and in hardcopy at 1400 South Flores, San Antonio, TX 78204 (or future office). Upon request, these documents will be made available in a form accessible to persons with disabilities. To make a comment or provide feedback, members of the public can contact: Grants Manager (currently 210-207-6600, or email at [pedro.alanis@sanantonio.gov](mailto:pedro.alanis@sanantonio.gov)), or provide in person feedback at the Department of Planning and Community Development, 1400 S. Flores, San Antonio, TX 78204 (or future office).

### **Public Notices**

Public notices of all public hearings shall be published in a single newspaper of general circulation, which may include but will not be limited to, the San Antonio Express News, the San Antonio Recorder, The Observer, and La Prensa, not less than fourteen (14) days prior to the date of the hearing. The notice shall include the time, day and date of the hearing, its location, a general statement regarding its purpose and any other more specific information required by Consolidated Plan, Annual Action Plan, Substantial Amendment or the Consolidated Annual Performance Report.

Notices for the hearings shall also be posted on the City Clerk's Bulletin Board located on the First Floor of City Hall, 100 Military Plaza, San Antonio, TX 78205. The agenda shall also be available online at [www.sanantonio.gov/GMA](http://www.sanantonio.gov/GMA).

Minutes shall be taken of all public meetings held at City Council Chambers shall be made available for public review in accordance with the Office of the City Clerk procedures. Minutes may be requested during regular working hours or searched online at <https://sanantonio.legistar.com/Calendar.aspx>. Minutes for public meetings held outside of City Council Chambers shall be available at the Department of Planning and Community Development, 1400 S. Flores, San Antonio, TX 78204.

**Language Access:**

Simultaneous Spanish translation will be provided at all public meetings. If non-English and non-Spanish translation services are needed, request must be made, at least seven days prior to the meeting, to the Department of Planning and Community Development, 1400 S. Flores, San Antonio, TX 78204.

**Special Accommodations:**

Special accommodations will be made available for persons with physical disabilities at public meetings. Public hearing locations will be wheelchair accessible. At City Council Chambers, the accessible entrance is located at the Municipal Plaza Building/Main Plaza entrance. Accessible visitor parking spaces are located at City Hall, 100 Military Plaza, North side. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance call the Department of Planning and Community Development at (210) 207-6600 or 711 (Texas Relay Service for the Deaf). Close captioning is available on broadcasts of the Council Meeting on cable channel 21-TVSA.

## ***Outreach Strategies***

The City of San Antonio is committed to making reasonable and timely access to the needs assessment, strategy development and budget recommendation process possible for all members of the community, especially low and moderate-income persons. The following outreach efforts are illustrative of measures that may be taken as appropriate to provide citizen access to the Consolidated Planning process. Failure to use any one of these shall not be considered a violation of this Citizen Participation Plan.

### **Marketing/Communications**

- Mailing List (including electronic mailing lists): Develop a comprehensive mailing list of interested parties, adjacent local governments, religious organizations, homeowner associations, and public and private agencies that provide affordable housing, assisted housing, economic development, business assistance, health services and social services, and use to send summary information, public hearing or comment period notices.
- TVSA: Create and run public service announcements about HUD entitlement programs to inform, educate and promote citizen participation in the Consolidated Plan planning process.
- Community Development Week: Use this national recognition week to promote local success stories related to CDBG, HOME and other community development funding. This may include awards, special project open houses, keynote speakers and neighborhood walks with City Council members or other promotion activities.
- Press Releases: Use media releases about the Consolidated Plan planning process and citizen participation opportunities throughout the HUD entitlement program year.
- GMA Website: Use this electronic format to publicize public hearing participation opportunities and to highlight Consolidated Plan development, implementation and monitoring process <http://www.sanantonio.gov/gma>
- Social media: publish information about the Consolidated Plan, Action Plan, Performance Reports, and public engagement opportunities through the City's social media accounts including Twitter and Facebook.
- Local Live Forums: The City can partner with local Universities to host public forums
- Online Forums: The City can facilitate an online streaming forum which may allow residents to provide instant feedback, new ideas, recommendations or general input on ongoing initiatives.

### **Data Collection**

- Neighborhood Organizations and the San Antonio Nonprofit Housing Developers (SANPHD): Invite neighborhood groups and the affordable housing development collaborative to participate and to coordinate with their own neighborhood planning, pipeline of development and implementation efforts.
- San Antonio Housing Authority: Invite public housing residents and Section 8 Voucher holders to participate in public community participation sessions.



- Online Survey: Solicit service providers, community agencies and key informants prior to Consolidated Plan and Initial Action Plan development for information regarding community needs, existing services to meet those needs and their assessment of any gaps in meeting those needs, including new strategies to address outstanding needs.
- Stakeholder partner engagement session will take place in mid-February to provide an overview of the Consolidated Planning process and its significance to all participants and then break out into major goal areas. In each break out session, teams will present data that has been gathered and preliminary strategies for addressing the documented needs. Organizations will be able to attend focus groups according to their interests and will be invited to submit written comments and recommendations on the data and strategies that are presented.

### **Anti-displacement**

Applicants for federal funds must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, referred to as URA. URA regulations, at 49 CFR Part 24, apply to any federally-assisted project involving acquisition, demolition or rehabilitation. The URA protects all persons who are displaced by a federally assisted project, regardless of their income. This is in contrast to Section 104(d) which only protects displaced persons whose income is at or below 80% of the area median income. The URA also protects businesses located in a building acquired, demolished or rehabilitated with federal funds.

It is the policy of the City of San Antonio to minimize displacement of people or businesses as a result of activities assisted with CDBG or HOME funds. This means:

- a) Considering whether displacement will occur and how this would affect the feasibility of the project.
- b) Identifying potential relocation workload and resources early.
- c) Ensuring, whenever possible, the residents of buildings impacted are offered an opportunity to return.
- d) Ensuring projects that may cause displacement are appropriately staged to minimize displacement.

### **Access to Records**

The City will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the use of assistance under the programs covered by the plan during the preceding five years.

### **Technical Assistance**

Upon request, the City will provide reasonable accommodations to assisting organizations representing persons of low and moderate income that request such assistance in developing proposals for funding assistance under the Consolidated Plan.

**Complaints**

The City will respond to complaints from citizens related to the Consolidated Plan, Substantial Amendments, and Performance Reports within 15 days of receiving such a complaint. Citizens may submit a complaint in person or by mail to 1400 South Flores, San Antonio, TX 78204. Citizens may also submit a complaint by phone to 210-207-6600.

# Appendix C: Stakeholder Engagement



As part of the public engagement process for the Department of Housing and Urban Development (HUD), 2015-2019 Consolidated Plan process, the City of San Antonio held a community stakeholders meeting to start the process of identifying priorities and goals based on community need. 67 individuals, representing 42 organizations, including financial institutions, healthcare providers, partner agencies, and governmental entities participated in facilitated small group work. The small groups identified and ranked priorities, and then proposed realistic strategies and resources that could be used to address the emerging priorities.

## Meeting Conveners - City of San Antonio

John Dugan, Director, Department of Planning and Community Development  
 Pete Alanis, Grants Manager, Grants Monitoring and Administration

## Facilitators – National Association for Latino Community Asset Builders (NALCAB)

Noel Poyo, Executive Director  
 Carol Rodriguez, Chief Program Officer  
 Levar Martin, Senior Program Manager  
 Melinda Gonzalez, Program Coordinator  
 Tamara Verschoyle, Program Coordinator  
 Carolina Buitrago, Program Coordinator

## ***Facilitation Process***

The City of San Antonio opened the meeting by defining the Consolidated Plan planning process and presenting the results from a Nonprofit/Service Provider survey that identified emerging priorities that were used as baseline data to foster discussion during the facilitated small group work. NALCAB facilitated 6 small groups, each with 10-13 group members representing diverse organizations and businesses.

The following table represents the top 5 priorities that emerged from each of the small groups, in order of highest to lowest priority. The numbers in parenthesis “( )” indicates the number of times the respective priority was voted as a high priority by a member of that group:

## ***Strategies to Address Community Needs***

The following section represents **proposed strategies and/or resources** to address the priorities and community needs. Each section is divided into the broad categories used to contextualize and organize the small group work feedback: Affordable Housing, Economic Development, Neighborhood Revitalization, Special Needs, and Non-Housing Community Development. The underlined headings indicate the priorities and the bullets represent strategies and resources to address those priorities.

### ***Affordable Housing***

#### **General Affordable Housing**

- Better define “Affordable Housing”
- Utilize numerous programs to address housing costs are working: utility, rent, rehab/minor repair, rapid re-housing
- Provide deposit assistance for renters
- Improve existing housing stock within inner city
- Support mixed finance / mixed income redevelopment
- Increase outreach and coordination among services/products
- Identify ownership of and availability of vacant properties in the Promise Zone for infill housing
- Promote mixed income development
- Create a better sense of neighborhood through community encouragement to create a sense of shared responsibility
- Encourage communication between neighbors to lessen misconceptions of that leads to stereotypical perceptions
- Coordinate sharing of data related to the top priorities in order to match where non-profits may be developing
- Encourage public/private, non-profit/for-profit partnerships
- Examine existing housing incentives
- Provide more down payment assistance and financial literacy
- Encourage more rehabilitation for single family and multi-family low-income housing

- Encourage participation with faith based organizations to educate constituency on owner rehabilitation program
- Target improving existing housing stock in inner city areas
- Provide more education to constituency on owner rehab programs
- Utilize federal grants for rental deposit assistance

### General Affordable Resources

- Use new GO Bond and Tax exempt bonds
- Utilize TIRZ
- Leverage Federal Home Loan Bank, Neighborhood Stabilization Program, Low Income Housing Tax Credits

### General Affordable Housing Comments

- Maintain and Revitalize Housing Stock
- Keep San Antonio desirable – maintain or rebuild older parts of town and not just “expand north / around city”. Keep our city clean and “home friendly”.
- Provide Funding For Affordable Housing
- Review housing policy limits city sets by type of project. In some cases, those limits may need to be increased due to special conditions
- Try not to be too restrictive and allow for flexibility more in line with federal rules
- Give priority to effective affordable housing organizations
- Prioritize award of funds and fee waivers to decent affordable housing over big, high end housing development projects
- Do not limit funds in only specific areas
- Build Affordable Rental Housing with Supportive Services to Improve their Self Sufficiency
- Utilize City owned land for multifamily development and hold RFP for selection of developer to build it
- Affordable apartment units for target population 18-26 years old
- Long Term Affordability
- Create a Community Land Trust
- Focus on revitalize without displacement
- Encourage a transfer of ownership between generations

## ***Economic Development***

### General Economic Development

- Finance projects that increase jobs
- Provide financing for job training
- Combine efforts of flexible funding like Project Quest with federal funds like Workforce Solutions – Alamo to increase services
- Maintain an awareness of what services are being provided and connect so no overlap
- Sponsor events to promote community awareness and non-profit awareness

## Education

- Provide funding that specifically focuses on adult basic education and job skill training rather than focusing on college education to improve job opportunities
- Encourage better connection to Public Transit and Jobs

## Job Training: Pathway for low income families

- Fund skills development programs

## Financial Capability and Credit Building

- Encourage or create financial literacy coalitions to focus on youth populations
- Create toastmaster type meetings to identify resources on a monthly or quarterly basis
- Create a coalition of non-profit organizations
- Create collaborations for job training and affordable housing
- Share financial literacy resources such as Money Smart for adults; Money Smart for young adults; Money Smart for small businesses

## ***Neighborhood Revitalization***

### General Neighborhood Revitalization

- Create a holistic, integrated approach to neighborhood creation, neighborhood retail/commercial, public transportation, land use, design excellence
- Create a Community Development and Neighborhood Revitalization One-Stop
- Create a clearinghouse of services
- Create more transportation links to affordable housing
- Invest in infrastructure such as sidewalks and transportation
- Invest in public infrastructure
- Focus on streets, park, sidewalks as visible neighborhood features in neighborhood revitalization
- Explore mixed income strategies for housing and transportation
- Ensure policies promote equitable development and equitable decision-making
- Utilize a targeted approach to Neighborhood Revitalization
- Build capacity of non-profits
- Place continuing education centers in neighborhoods
- Provide more investment in Community Centers to have them become a bigger role in our community

### Neighborhood Revitalization Resources

- Research incorporating TAP (transportation alternate program) funds into revitalization projects
- Need for better coordination of funds and resources

## General Comments

- Stable and sustainable families equals neighborhoods
- City of San Antonio appears to be opening priorities, provide more transparency, listening, and willing to be a partner rather than controller
- Increase collaboration with Bexar County and City of San Antonio
- Facilitate connection among doers and practitioners
- Use EastPoint Promise Neighborhood Strategy as a model for comprehensive and holistic neighborhood revitalization

## ***Special Needs***

### General Special Needs Strategies

#### Better access to mental health services

- Ensure better care coordination across organizations
- Providing services for homeless at risk
- Haven for Hope: continuum of care. Need for care coordination
- Foster honest conversation about homelessness
- Foster transparency through better coordination / centralized intake
- Address challenges for stigmatized and marginalized populations
- City should consider “Ban the Box” policies fair chance initiative that promotes removing the criminal history question from employment applications
- Determine if existing programs are successful
- Create a consistent tool to measure success that applies across the board and communicate results
- Special Needs mental health and substance abuse
- Utilize the Center for Health Care Services
- Increased need for care coordination
- Foster honest conversation on mental health and substance abuse
- Increased Transparency
- Collaborate with housing efforts
- Provide special needs services housing
- Identify all priority populations to coordinate services with housing entities
- Reduce employment barriers by educating employers to about utilizing special needs populations such as persons with criminal history, families, mental health needs, veterans, substance abuse, young adult, homeless/chronic
- Provide additional funding for Rapid Re-housing

## ***Non-Housing Community Development***

### **General Non-Housing Community Development**

- Leverage existing community centers / education centers instead of building new facilities
- Focus fair housing discrimination programs based on race, color, national origin and disability
- Align and leverage resources that serve the same programs and populations to have a greater impact
- Fund existing programs and create pathways between them instead of starting from scratch every time new funding is available
- Provide parenting education to uplift participation in inner city
- Include banks in the strategic process to help them become aware of where to invest
- Ensure City incentives align with community development goals

### **Education**

- Ensure funds support existing policies and initiatives with regards to education
- Understand reasons why neighborhood becomes distressed
- Provide additional education opportunities for youth
- Provide Affordable Afterschool /Summer/ Childcare Programs
- Provide more programs to assist the needs of single parents low income households
- Fund collaborations between existing agencies
- Review eligibility criteria and assess if attainable
- Add in short-term childcare subsidy while searching for employment or enrolling in school
- Increase funding for childcare of single parents to assist them to search for or start work  
Childcare for late shift
- Support communities that foster Village style communities where shared amenities like childcare, washing facilities, and access to healthy foods
- Provide funding for in home care givers
- Meet the needs for additional child care specifically during summer
- Provide additional resources for Adult Basic Education

### **Human Capital**

- Focus & utilize cooperative partnerships to increase impact of funding and programs



**Public Comment Period Stakeholder Comments:**

*Lori L. Hall, Assistant Director of Real Estate and Homeownership for SAHA*

*Regarding the Consolidated Plan, I am writing to express the need for owner occupied rehabilitation of housing in San Antonio Texas. There are many reasons: 1) we are the 7th largest city and do not have nonprofits nor a City office that is currently offering a rehabilitation program. Yet, many houses are considered substandard, are occupied by very low and low income families, and the oldest housing stock in the inner city. Rehabilitation is laborious and expensive but, it is needed to salvage our housing stock, neighborhoods, and residents. I want to encourage the City to make this a priority in the near future. **The City accepted the comment.***

*Christina Castano, Planning for VIA Transit*

*On page 128 of the document, with the discussion of Wheatley Heights, there is a comment stating “Public transit system is inefficient relative to the transit needs of the residents”....can you please let me know what that was based on? I was quite surprised to see that comment due to the fact that about a year ago, VIA responded to the East Promise/Choice area, by initiating a bus service extension (see attached map), and we’re hoping to build ridership once construction finalizes in the area. **The City responded by reviewing the information provided by VIA on the new bus service recently instituted and made the correction in the Consolidated Plan document.***

*Richard Milk, Strategic Planning for SAHA*

*Priority 1A - Rehabilitate existing Housing Stock; the goal is to rehab existing 285 households or 57 per year.....does the plan indicate which areas of town and what income of the households?*

*Priority 1B - New Affordable Housing 40/year; does the plan identify which area of town and the income qualifications?*

*Priority 1C - Homebuyer Assistance 50 /year; does the plan identify which area of town and the income qualifications?*

*Priority 1D - Develop new affordable Rental Housing 11 HOME units/year, does the plan identify which area of town and the income qualifications?*

**City Response for Priority 1 A-D was that the Con Plan and Action Plan does not indicate specific geographical targeting. This allows the City flexibility to locally target HUD resources without having to go through a HUD amendment process. Any future targeting of funds will be based on decisions from City Council based on future staff recommended housing related policy efforts.**

On these four above can CDBG& HOME funds be "earmarked" for the near west side if we proceed and succeed in the West side Choice effort?

**City Response: Currently, the Con Plan and Action Plan only identifies one geographically targeted area, which is the Whealthey REnewSA Target Area. This is to ensure the City's CDBG commitments to the EastPoint/Wheatley efforts. However as stated above, the City if it chooses, may target resources based on future housing policy decisions.**

Priority goals 2B Improve Housing/Transportation and 2C Improve Public Infrastructure provides the greatest amount of funds for "other than low/moderate income housing" over \$12M in these efforts for the five year period. I believe that these funds should be reduced and increase the funding for the Priority 1 goals on the affordable housing areas.

**City Response: Thanks for your recommendation. Note that a sizeable amount, \$5.88M, of public infrastructure funding is dedicated for Wheatley. The City is also in the process of establishing revised REnewSA target areas, where the remaining funding will likely be focused if approved by City Council.**

For the 2016 Action plan, the HOME single family and multi-family rental program funds need to be increased.

**City Response: Thanks for your recommendation.**

I did notice that the 12.5% staff administrative fees include the \$4.7M loan amount repayment; the admin fees could be reduced by deleting the loan repayment amount from the admin fee.

**City Response: The \$4.76M loan repayment is not included as part of the administrative budget for the 4 entitlement programs. The \$4.67 million repayment is a mandated repayment from CDBG to pay the \$57M loan received in 2006. We will be paying this until the year 2026 from CDBG per our agreement with HUD.**

# Appendix D - Summary of Citizen Comments

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## **February 24, 2015- Mission Library**

Overall citizens were stating they want housing safety, counseling, education, and better neighborhoods.

### **Affordable Housing**

There is a high demand for rental homes, but not enough rental homes available. If you do find a rental home many times it isn't affordable. One female attendee stated that she had been on the waiting list for subsidized housing for 4 years. It wasn't until she got connected with Habitat for Humanity that she may now become an actual homeowner.

Adrianna Gonzalez who is a recipient of Habitat stated that this has been a life changing experience for her and that is why she feels that affordable housing is one of her top priorities. Habitat is a helping hand. It gives people their self respect and builds stronger communities. Another lady stated that she has been living in public housing for the past 20 years. She hasn't been able to afford a home until she came to Habitat for Humanity. Now she is realizing that homeownership is a reality for her.

Habitat for Humanity doesn't just give you a house, but teaches you life skills she said. Habitat statistical data shows that divorce rates and teen pregnancies are low. There are also higher graduation rates. The key element has been that families stay together through neighborhood relationships and having the same type of goals. Homeownership Classes are needed such as the 15 foundational classes that Habitat offers on the following topics:

- money management
- financial literacy
- how to sustain a household
- overall case management

These types of core competencies will lead to stronger families in neighborhoods and sustained homeownership, said Adrianna. Habitat said one citizen has a multi- generational impact on families. In 40 years of doing business Habitat has a 1.5% foreclosure rate. That is unheard of in the industry with private mortgage lenders.

### ***Housing Discrimination***

- In regards to discrimination some people felt that some social programs such as SNAP leave them out because they make too much money. They know they don't make enough money because they are asking for assistance.
- Some feel that these programs provide a crutch for individuals not allowing them to come off of these programs and making real progress in being independent.

### ***Nutritional and HealthCare Needs***

- Buying vegetables is too expensive. Pete asked if teaching on how to cook healthy would help in purchasing the right vegetables. Yes they agreed that education is needed on eating healthy.
- Thank you for the bike trails. They are awesome!
- There was concern that healthcare costs are too high. They just keep going up and up. They are not seeing a change in reducing healthcare costs, but instead being charged different amounts for services.

### ***Education***

*Female Citizen:* There is a lack of afterschool care for working families. She said that there will be 70 spots only, making it difficult to get your child in afterschool care. There needs to be better resources for working families in regards to after school car. I work from 8-5 and my child gets out of school at 3pm. There is a problem. One citizen asked why higher education is so expensive. We need more services to assist those that want to go college, but not have to pay so much for this. What if one wants to get their child to attend a private school Catholic/Christian? We would like a program that would offer vouchers for students to be able to attend private schools so my children can have a stronger faith and be taught by teachers who have the same beliefs like I do.

### ***General Comments***

Comment Card from citizen- *"Thank you for your good work! Please make every effort to grant Habitat for Humanity the funding needed for neighborhood infrastructure."*

Troy Jesse with Habitat for Humanity said that we had a great presentation and good overall format. He thanked us for holding this type of forum. There is a good list of options for the survey and areas of need.

## ***February 26, 2015- Tobin Library***

Citizens need more affordable housing options. There needs to be a balance in rental homes that offer more programs to help low to middle income families

### ***Neighborhood Revitalization***

How does code compliance come into play in this big picture? Pete said that code compliance is part of the CDBG grant program. One resident asked why is it that some homes don't repair items such as broken fences that are an eyesore in communities. Pete said at times the actual land lord lives out of state and isn't being notified. Or perhaps the owner doesn't have the funds for repair. Maybe the homeowner could get assistance through an owner occupied type program to rehabilitate the home.

### ***Housing Discrimination***

Several people weren't sure if housing discrimination was occurring or not.

### ***Education***

City needs to invest in having playgrounds at all libraries. This is needed for children to interact in.

### ***Finance***

Citizens are concerned with predatory lending. One person said she was in Austin last week working with a committee on this issue and legislators have no appetite for regulating predatory lending. She asked what can be done locally. Mike Taylor responded back with that this issue really needs to be attacked from both sides. It's about educating people and regulating predatory lending such as Payday Loan type places.

### ***Transportation***

There was concern over congested traffic. One main area was HWY 281 around the Stone Oak Area. We have to see what other options are there besides the car for transportation. It seems that we have to fix expansion problems in order for this to fix itself. Transportation needs to be more accessible and offer different types of transportation instead of just the car.

### ***City Services***

Residents asked if city planners are looking at water consumption. They understand that the city wants to bring all these jobs to San Antonio, but what about ensuring that we have enough water for everyone. They have heard talk about this, but what is really happening with water conservation. City staffers responded with stating that San Antonio has some of the lowest

water consumption per capita. Mike Taylor also shared that water consumption is part of the 2040 plan as well. City planners are working on strategies as well.

A question was asked at Tobin whether HUD funding has stayed the same throughout the years. Pete answered and said that HUD funding has actually been cut around 50%. He said that's why it is important that we get citizen input on how these funds should be spent so that they are spent on the right type of projects.

Are grants awarded only to non-profits or are corporations eligible as well? Pete responded with- Funds can be awarded to both. For example grants can be awarded to an industry and in turn they provide jobs in a low to moderate income area. Or perhaps street improvements are done for accessibility for transportation.

## **March 3, 2015- Carver Library**

### ***Affordable Housing***

Citizens need more affordable housing options. There is a high demand for homeownership, but few very few programs in the community to that provide assistance. One Citizen who recently achieved homeownership through Habitat’s first time homebuyer program stated “Habitat for Humanity should be provided additional funding to assist people with achieving homeownership.” He also stated that not only did they provide assistance with achieving homeownership; the program also provides life skills training and also teaches you how to sustain your home.

### ***Employment Concerns***

The greatest concern regarding this issue is the lack of employment opportunities which in turn result in low-paying jobs. The Citizens felt that this problem is due to lack of and low education and lack of job training. Although there are not enough job training programs in the City, for those that do exist, people are not aware of the resources that they can provide. To alleviate this issue, people must be made aware of the available job training resources.

### ***Financial Issues***

Citizens feel strongly that financial education and money management training should be provided in the low-income communities to prevent severe debt due to quick payday loans. In addition, programs that will promote and provide education on how to create a savings plans is needed for low-income citizens as well.

A representative from Habitat stated, “Habitat for Humanity not only assist low-income people with purchasing a home, they also provide money management training and teach the homebuyer how to repair and sustain their home. They also provide education and teach you how to avoid predatory lending.

### ***Transportation***

There were two top concerns regarding traffic congestion:

- 1) **Limited public transportation.** The City’s existing transportation system needs to be more accessible and desperately needs improvement.
- 2) **Traffic congestion.** To address traffic congestion problems, the City should invest more money in street and highway improvements. City should conduct survey’s and examine where and how to improve on traffic congestion and come up with a plan to expand all two way highways to four lane.

## *Education*

Top three concerns:

- 1) **Low college enrollment.** Citizens feel that this issue is due to the lack of awareness of the importance of education. One citizen mentioned that the education system needs improvement when it comes to promoting the importance of a college or higher education and that there is a great need for services or programs that provide financial assistance to those who want further their education. Another citizen stated that high education cost is the primary reason most high school graduates decide not to further their education.
- 2) **High drop-out rates.**
- 3) **Violence in schools.** Violence in schools is a serious problem. School safety should be increased to help alleviate this problem.

## *Nutritional and HealthCare Needs*

Top three concerns were:

- 1) **High adult and childhood obesity.** One teen participant indicated that lack of nutrition education in the schools is a serious problem. In addition, she stated that parents should be more involved in their children's health and that educating parents on early childhood dieting and health options would help decrease childhood obesity. Schools should start promoting nutrition programs in order to get the parents involved. High costs for healthy foods are the main reason adult and childhood obesity is on the rise in low-income neighborhoods. In addition, Lone Star assistance program should be regulated and restricted to healthy foods only.
- 2) **Drug and alcohol abuse.** One citizen asked, "How are folks/teachers to identify these types of issues and where will they refer people for assistance or counseling. More drug and alcohol abuse programs should be provided to parents so that will be able to refrain from engaging in drug and alcohol abuse. In addition, the programs will also help them to identify when a child has a drug or alcohol problem.
- 3) **Lack of health and prescription assistance.**

## *General Comments*

Comment Cards from Citizens (3):

- 1) Jessica Gonzalez stated, "I think Habitat should continue to receive funding. Habitat for Humanity helps to make it possible for people like myself to become homeowners with



a low monthly house payment. With that, it also gives stability for me and my family. Thank you.

2) Housing issues for youth 16-18, it's very difficult to find emergency housing for youth.

3) Reihanon Saenz who was a teen participant stated, "I feel that we don't get much technology like some Northside Schools would. I would love that kids would learn the same way Northside School Districts would.

### ***High Priority Needs in the Community***

Overall, citizens indicated that they want more affordable housing opportunities and again, that Habitat for Humanity should be provided additional funding to assist more families with purchasing a home.

## ***March 5, 2015 – Las Palmas Library***

### ***Top Housing Concerns***

1. Lack of decent affordable housing options
2. Need for long term lease housing (Displacement related issue)
3. Housing Quality/Substandard Housing Conditions
4. Lack of Senior Housing Options

### ***Individual Comments:***

- Elderly subsidized housing programs need to get seniors into housing quicker because too many seniors are dying while waiting for assistance.
- The area, district 5, needs resources for substantial type of housing rehab.
- Representatives from LULAC announced no one from the city offices they contacted knew about the Con Plan meetings.
- There is no SAHA housing for seniors within their own neighborhoods, it's important for seniors to stay in the neighborhoods they have been in for years.
- Clarify how individual information provided through public meeting will impact the district
- Rent keeps increasing causing people to have a higher need for housing, but housing in the area is already too expensive.
- Addressing the issue of the lack of for sale housing can clear up other issues.
- Westside neighborhoods are not safe for kids; this is the number one concern for parents. There is prostitution and drugs in the area. Neighborhood cameras or better lighting would definitely help the problem.
- Poor housing conditions become a major issue in the summer and winter.
- Code compliance only goes to certain districts when that money could be better spent elsewhere.
- When houses are demolished, keep the money in the neighborhood it was demolished in.
- How were the meetings advertised? Hardly anyone knew about the meetings.
- Put flyers at bus stops, churches, groups that work with citizens, or give them to schools to give them to the students.
- Need to add money into "residential" infrastructure as well as public infrastructure. (Visible changes to neighborhoods)
- Private property maintenance needs to improve.
- Amistad Park, Cassiano Park, and Kelly Park are examples of parks being ignored for maintenance and improvements.
- Elderly people are discriminated against by the government because their social security check is taken away when they want to re-enter the workforce.
- Sabinas and San Fernando parks are having drainage issues.

- Avenida and Guadalupe parks have drug problems.
- Housing discrimination based on felony status. There needs to be a re-entry program for felons.
- People are displaced and moved out of their neighborhoods because they are not economically well off.
- Neighborhood revitalization is often misinterpreted to mean other things.

*The community requested to take hand counted votes on the following Community Need items:*

- Lack of funding for schools - 30 votes
- Housing discrimination based on prior felonies and economic status - 28 votes
- Rehab for housing - 24 votes
- Infrastructure supporting residents - 21 votes
- Lack of pedestrian pathways leads to other health concerns - 19 votes.
- Funding for Medicaid expansion - 16 votes

**Quality of Life Committee Meeting - May 12, 2015**

*Citizen Comments*

Graciela Sanchez stated she resides in District 5. She feels that her neighborhood keeps on disappearing. The old style homes are being erased from the neighborhood. She wants to know how they can access funding to preserve their neighborhood. She discussed diagrams that she had in which they have been tracking the number of buildings that have been demolished due to code issues. The end result she states is empty lots and roaming dogs. People who lived in the neighborhoods have moved away and it hurts the neighborhood. She would prefer that homes be rehabbed than torn down. CDBG is helpful in her opinion because it won't raise taxes on the citizens of San Antonio. It benefits those who are really in need. She would like to see the Renew SA target area for Avenida Guadalupe to also include Colorado Street. Graciela would like to also see how the city is determining the repairing of a home to be of \$82,000. She knows of residents in her neighborhood that only need around \$6,000 to repair their home. She feels that \$82,000 can be used in so many ways.

**Quality of Life Committee Meeting - May 19, 2015**

*Citizen Comments*

No Public Comments

**1<sup>st</sup> Public Hearing – Consolidated Plan - June 17, 2015**

*Citizen Comments*

Graciela Sanchez spoke on behalf of Esperanza Peace and Justice Center stating that the surveys and responses accurately reflected the needs of the community. The recommendation to rehabilitate existing housing stock was a great desire of the community. She further commented that Code Compliance funding should be pulled and redirected toward housing rehabilitation. Also that the Avenida Guadalupe REnewSA Target Area boundary should be expanded so that it does not incorporate only one census tract.

## **2<sup>nd</sup> Public Hearing – Consolidated Plan – August 5, 2015**

### ***Citizen Comments***

Roman Pena, Chairman of Our Casas Resident Council had a comment in regards to the Consolidated Plan for 2015-2019 – He first discussed the mission and vision of the Our Casas Organization. This organization is involved in neighborhood revitalization in the Westside of San Antonio. Mr. Pena posed the question as to how the money that is being proposed in the consolidated plan will be spent by the city. He requested more information on CHDO set aside funds as well as the application process for funding.

### ***Submitted via email prior to the 2nd Public Hearing***

Mario Obledo, Jr., San Antonio Food Bank, Chief of Government & Public Affairs:

“Certainly when it comes to affordable housing, food and nutrition - we appreciate COSA and certainly HUD for the opportunities made available to the San Antonio Food Bank (SAFB) and for the community-at-large. When it comes to these important issues and forecasting/planning for the future - we appreciate the continued leadership and support by the Mayor & Council, COSA City Manager’s office and COSA Human Services Dept.”

## **Council Adoption – Consolidated Plan – August 6, 2015**

### ***Citizen Comments***

Councilwoman Viagran asked how the \$1.8 million will be spent for HOPWA funds. She is concerned with recent media reports about the San Antonio Aids Foundation. Councilwoman Viagran also asked if their board meetings are open to the public since they receive federal funding. Melody Woosley responded back that the money is being spent on housing, healthcare services, food, and other services. She also stated that her department Human Services has visited the facility on several occasions to interview staff and senior management. They also had the same concerns. They have found that employees and the management team at SAAF are operating as required. Councilwoman Shirley Gonzales also asked the question as to how the money was being spent. She also wanted to know what the requirements are for one to use the services at SAAF and if it is income based. Melody said the only requirement is for the individual to be HIV positive and or have AIDS. Councilman Cris Medina also had the same concerns about SAAF and wanted to ensure monies being allocated here were being spent accordingly and really assisting those that are in need. There were no citizen comments.

AN ORDINANCE 2015-08-06-0651

**ADOPTING THE FY 2016-2020 CONSOLIDATED PLAN AND FY 2016 ACTION PLAN INCLUDING THE 41ST YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) BUDGET IN THE TOTAL AMOUNT OF \$11,852,129.00; THE 24TH YEAR HOME INVESTMENT PARTNERSHIPS PROGRAM ENTITLEMENT GRANT (HOME) BUDGET IN THE TOTAL AMOUNT OF \$4,384,916.00; THE HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS ENTITLEMENT GRANT (HOPWA) BUDGET IN THE TOTAL AMOUNT OF \$1,216,888.00; AND THE EMERGENCY SOLUTIONS ENTITLEMENT GRANT (ESG) BUDGET IN THE TOTAL AMOUNT OF \$1,025,839.00; AUTHORIZING THE ALLOCATION OF PROGRAM INCOME IN THE AMOUNT OF \$220,000.00 IN CDBG FUNDS AND \$780,000.00 IN HOME FUNDS; AUTHORIZING A PERSONNEL COMPLEMENT; AND AUTHORIZING THE SUBMISSION OF THE GRANTS, CERTIFICATION AND OTHER INFORMATION AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND APPROVING THE FY 2016/ FY 2017 RENEWSA TARGET AREAS: AVENIDA GUADALUPE, EDGEWOOD, FIVE POINTS, HARLANDALE, LAS PALMAS, SOUTH SAN/ KINDRED, AND WHEATLEY.**

\* \* \* \* \*

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD), pursuant to the Housing and Community Development Act of 1974, as amended (Public Law 93-383), (i) provides cities with annual grant support to enable the rehabilitation and economic development of their urban communities so as to improve conditions for low and moderate income citizens; (ii) provides cities with annual grant support to enable the rehabilitation and development of affordable housing in their urban communities so as to improve conditions for low and moderate income citizens; (iii) provides cities with annual grant support to enable the rehabilitation, supportive services, and operations of emergency shelters in their urban communities so as to improve conditions for homeless persons and families; and (iv) provides cities with annual grant support to enable the acquisition and/or rehabilitation of facilities, supportive services, and operations in their urban communities so as to improve conditions for persons with HIV/AIDS and their families; and

**WHEREAS**, the City of San Antonio, through its Community Development Block Grant (CDBG) Program, has administered CDBG grant funds annually beginning with Fiscal Year 1974-1975 (Year 1) and continuing through Fiscal Year 2014-2015 (Year 40); and

**WHEREAS**, the City of San Antonio, through its HOME Investment Partnerships Entitlement Grant (HOME) Program, has administered HOME grant funds annually beginning with Fiscal Year 1992-1993 (Year 1) and continuing through Fiscal Year 2014-2015 (Year 23); and

**WHEREAS**, the City of San Antonio, through its Housing Opportunities for Persons With AIDS Entitlement Grant (HOPWA) Program, has administered HOPWA grant funds annually beginning with Fiscal Year 1995-1996 (Year 1) and continuing through Fiscal Year 2014-2015 (Year 20); and

**WHEREAS**, the City of San Antonio, through its Emergency Solutions Entitlement Grant (ESG) Program (formerly Emergency Shelter Entitlement Grant Program), has administered ESG grant funds annually beginning with Fiscal Year 1995-1996 (Year 1) and continuing through Fiscal Year 2014-2015 (Year 20); and

**WHEREAS**, pending completion of all required administrative procedures required for official HUD release of funds, Fiscal Year 2015-2016 CDBG Entitlement funds in the amount of \$11,852,129.00, Fiscal Year 2015-2016 HOME Entitlement funds in the amount of \$4,384,916.00, Fiscal Year 2015-2016 HOPWA Entitlement funds in the amount of \$1,216,888.00, and Fiscal Year 2015-2016 ESG Entitlement funds in the amount of \$1,025,839.00 will become available to the City on October 1, 2015; and

**WHEREAS**, pursuant to the Stewart B. McKinney Homeless Assistance Act of 1987, as amended, ESG funds must be matched locally on a \$1:\$1 basis from other resources; and

**WHEREAS**, as required by federal regulation, the Fiscal Year 2015-2016 Consolidated Annual Action Plan and Budget was prepared, encompassing grant funds of the 41<sup>st</sup> Year CDBG Program, the 24<sup>th</sup> Year HOME Program, the 21<sup>st</sup> Year HOPWA Program, and the 21<sup>st</sup> Year ESG Program; and

**WHEREAS**, citizen recommendations regarding the allocation of the aforesaid grant funds have heretofore been received at neighborhood and city-wide meetings and at public hearings, notices of which were duly posted; and

**WHEREAS**, in connection with the current CDBG Program, \$220,000.00 in program income is currently available in CDBG funds for allocation; and

**WHEREAS**, in connection with the HOME Program, \$780,000.00 in program income is currently available in HOME funds for allocation; and

**WHEREAS**, the required notice having been duly published, and said public hearing having been held before City Council on August 6, 2015, it is now the desire of the City, having considered the aforesaid citizen recommendations, to approve the CDBG, HOME, HOPWA, and ESG Budgets as part of the Fiscal Year 2015-2016 Consolidated Annual Action Plan and Budget, and to fund the 41<sup>st</sup> Year CDBG Program, the 24<sup>th</sup> Year HOME Program, the 21<sup>st</sup> Year HOPWA Program, and the 21<sup>st</sup> Year ESG Program on the City's books, and to formally resolve the issue of allocating the program income of CDBG and HOME funds; and

**WHEREAS**, in connection with the City's REnewSA program, it is necessary to target resources to seven areas for a two year term beginning in FY 2016 in order to have stable or emerging real estate markets, fair to excellent urban form, and to continue to provide significant ongoing community development projects that warrant continued support and significant existing or planned community investments with high leverage potential; and

**WHEREAS**, it is necessary to approve the proposed FY 2016/ FY 2017 REnewSA target areas, which include four (4) new target areas, Five Points, South San/ Kindred, Las Palmas, and Avenida Guadalupe, and three (3) existing target areas, Wheatley, Harlandale, and Edgewood; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Community Development Block Grant (CDBG 41<sup>st</sup> Year) in the amount of \$11,852,129.00; the HOME Investment Partnerships Program Entitlement Grant (HOME 24<sup>th</sup> Year) in the amount of \$4,384,916.00; the Housing Opportunities for Persons With AIDS Entitlement Grant (HOPWA) in the amount of \$1,216,888.00; and the Emergency Solutions Entitlement Grant (ESG) in the amount of \$1,025,839.00, as each grant is contained in the FY 2016-2020 Consolidated Plan and FY 2016 Annual Action Plan/Budget, are hereby approved and adopted as set forth therein, copies of which are affixed hereto and incorporated by reference herein as **Attachment I**.

**SECTION 2.** The Forty-first (41<sup>st</sup>) Year Community Development Block Grant (CDBG) Program, the Twenty-fourth (24<sup>th</sup>)Year HOME Investment Partnerships Entitlement Grant (HOME) Program, the Housing Opportunities for Persons With Aids Entitlement Grant (HOPWA) Program, the Emergency Solutions Entitlement Grant (ESG) Program, and the Emergency Solutions Grant In-Kind Match, beginning October 1, 2015 and terminating September 30, 2016 is hereby authorized.

**SECTION 3.** Subject to and upon award, Fund Number 28041000 entitled “Community Development Block Grant 41<sup>st</sup> Year” is hereby designated for use in the accounting for the above grant and the total sum of \$11,852,129.00 is hereby appropriated in said fund for allocation to projects. A formal final budget including General Ledger numbers and Internal Order numbers will be submitted to the Finance Department upon approval of the above proposed budget.

**SECTION 4.** Subject to and upon award, Fund Number 25024000 entitled “Home Entitlement Block Grant 24<sup>th</sup> Year” is hereby designated for use in the accounting for the above grant and the total sum of \$4,384,916.00 is hereby appropriated in said fund for allocation to projects. A formal final budget including General Ledger numbers and Internal Order numbers will be submitted to the Finance Department upon approval of the above proposed budget.

**SECTION 5.** Subject to and upon award, Fund Number 26054000 entitled “Dept. of Housing & Urban Development” is hereby designated for use in the accounting for the above grant and the total sum of \$1,216,888.00 is hereby appropriated in said fund for allocation to projects to fund the ongoing HOPWA Program. A formal final budget including General Ledger numbers and Internal Order numbers will be submitted to the finance Department upon approval of the above proposed budget.

**SECTION 6.** Subject to and upon award, Fund Number 26054000 entitled “Dept. of Housing & Urban Development” is hereby designated for use in the accounting for the above grant and the total sum of \$1,025,839.00 is hereby appropriated in said fund for allocation to projects to fund the ongoing ESG Program. A formal final budget including General Ledger numbers and Internal Order numbers will be submitted to the Finance Department upon approval of the above proposed budget.

**SECTION 7.** The REnewSA target areas, which include Avenida Guadalupe, Edgewood, Five Points, Harlandale, Las Palmas, South San/Kindred, and Wheatley, are hereby approved. Maps of the REnewSA target areas are affixed hereto and incorporated by reference herein as **Attachment VI**.



**SECTION 8.** The Deputy City Managers, all Assistant City Managers, Assistants to the City Manager, the Director of the Department of Planning and Community Development, the Grants Administrator of the Division of Grants Monitoring and Administration, and the Director of the Department of Human Services are hereby designated and authorized as representatives of the City Manager for the purpose of CDBG, HOME, HOPWA, and ESG program administration and communication with the U.S. Department of Housing and Urban Development (HUD).

**SECTION 9.** The City Manager, or, in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager, the Director of the Department of Planning and Community Development, the Grants Administrator of the Division of Grants Monitoring and Administration, or the Director of the Department of Human Services, is hereby authorized to submit to HUD those documents set forth herein as **Attachment I**, with certifications, as well as such other information as required by HUD for award of the aforesaid entitlement funds.

**SECTION 10.** Subject to and upon award of the aforesaid grant funds, the City Manager, or, in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager, the Director of the Department of Planning and Community Development, the Grants Administrator of the Division of Grants Monitoring and Administration, or the Director of the Department of Human Services, is hereby authorized to accept same and to execute any and all documents required by HUD in connection therewith.

**SECTION 11.** The City Manager, or, in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager, the Director of the Department of Planning and Community Development, or the Grants Administrator of the Division of Grants Monitoring and Administration, is hereby directed to monitor all CDBG-funded neighborhood revitalization and public service project activities and HOME-funded project activities so as to assure compliance with goals and objectives adopted by City Council; substantial fiscal or programmatic changes thereto shall in all cases be approved by the City Council.

**SECTION 12.** The City Manager, or in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager, the Director of the Department of Planning and Community Development, or the Grants Administrator of the Division of Grants Monitoring and Administration, is hereby given authority to approve the 24<sup>th</sup> Year HOME Program Administrative budget for the City's Division of Grants Monitoring and Administration with a total budget not to exceed that set forth pursuant to **Attachment I** affixed hereto.

**SECTION 13.** The City Manager, or, in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager, the Director of the Department of Planning and Community Development, the Grants Administrator of the Division of Grants Monitoring and Administration, or the Director of the Department of Human Services, is hereby authorized and directed to carry out the administration of the 41<sup>st</sup> Year CDBG Program, the 24<sup>th</sup> Year HOME Program, the Fiscal Year 2015-2016 HOPWA Program, and the Fiscal Year 2015-2016 ESG Program. Such administration shall include, but not be limited to, the execution of any and all contracts and other documents necessary in connection with the 41<sup>st</sup> Year CDBG Program, an example of which are affixed hereto and incorporated herein for all purposes as **Attachments II and III**, the 24<sup>th</sup> Year HOME Program, and the Fiscal Year 2015-2016 HOPWA Program, and the Fiscal Year 2015-2016 ESG Program, an example of which in substantially final form is affixed

hereto and incorporated herein for all purposes as **Attachment IV**, and the reaffirmation of any and all assurances required of the City by HUD.

**SECTION 14.** The Grants Administrator of the Division of Grants Monitoring and Administration is hereby designated as the Certifying Official for the National Environmental Protection Act (NEPA) and related laws governing HUD's Environmental review requirement.

**SECTION 15.** The Director of the Department of Planning and Community Development or the Grants Administrator of the Division of Grants Monitoring and Administration is hereby authorized to execute any and all documents in connection with each project delineated in **Attachment I**. Further, the Director of the Department of Planning and Community Development or in his stead, the Assistant Director of the City's housing programs in Department of Planning and Community Development or the Grants Administrator of the Division of Grants Monitoring and Administration, is hereby authorized to execute any and all documents in connection with all Owner-Occupied Reconstruction, Rental Rehabilitation, and housing revitalization programs. Sub-grantee contracts and Final Notice to Proceed are hereby required to contain acceptable detailed performance indicators for each project and the information for such contracts and agreements must be finalized on or before November 1, 2015 in order to facilitate their execution. The Director of the Department of Planning and Community Development or the Grants Administrator of the Division of Grants Monitoring and Administration and the Director of the Finance Department are hereby authorized and directed to automatically cancel and move the full budget allocation provided to any project, including City Administration project allocations, for which acceptable performance indicators are not provided, or for which information for contract/Final Notice to Proceed execution has not been received by the appropriate City department by November 1, 2015, to the CDBG Contingency Account in preparation for timely reprogramming to other eligible activities. Additionally, the Director of the Department of Planning and Community Development or the Grants Administrator of the Division of Grants Monitoring and Administration is hereby authorized to cancel any project activity set-up in the HUD IDIS system for which no activity is evidenced for a forty-five (45) day period.

**SECTION 16.** The Director of the Department of Planning and Community Development or the Grants Administrator of the Division of Grants Monitoring and Administration is hereby authorized to execute any and all documents in connection with each project delineated in **Attachment I**. Further, the Director of the Department of Planning and Community Development or in his stead, the Assistant Director of the City's housing programs in Department of Planning and Community Development or the Grants Administrator of the Division of Grants Monitoring and Administration, is hereby authorized to execute any and all loan documents in connection with the Homeownership Incentive Program, Owner-Occupied Housing Rehabilitation, Rental Rehabilitation, and housing revitalization projects delineated in **Attachment I**. Sub-recipient contracts and project loan documents are hereby required to contain acceptable detailed performance indicators for each project and the information for such contracts and loan documents must be finalized on or before November 1, 2015 in order to facilitate their execution. The Director of the Department of Planning and Community Development or the Grants Administrator of the Division of Grants Monitoring and Administration and the Director of the Finance Department are hereby authorized to cancel and move the full budget allocation provided to any project for which acceptable required loan document information or performance indicators are not provided, or for which information for contract/loan document execution has not been received by the appropriate City department by November 1, 2015, to the HOME Contingency Account in preparation for timely reprogramming to other eligible

activities. Additionally, the Grants Administrator of the Division of Grants Monitoring and Administration is hereby authorized to cancel any project activity set-up in the HUD IDIS system for which no activity is evidenced for a forty-five (45) day period.

**SECTION 17.** The Director of the Department of Human Services is hereby authorized to execute any and all agreements with delegate agencies and/or City departments for each project and for the amounts appropriated as delineated in **Attachment I**. Delegate agency contracts are hereby required to contain acceptable detailed performance indicators for each project and the information for such contracts and agreements must be finalized on or before November 1, 2015 in order to facilitate their execution. The Directors of the Human Services and Finance Departments are hereby authorized and directed to automatically cancel and move the full budget allocation provided to any project, including City Department project allocations, for which acceptable performance indicators are not provided, or for which information for contract/Final Notice to Proceed execution has not been received by the appropriate City department by November 1, 2015, to the HOPWA Contingency Account and the ESG Contingency Account in preparation for timely reprogramming to other eligible activities.

**SECTION 18.** All Community Housing Development Organizations [CHDOs] receiving HOME funds are hereby authorized to establish the HOME Revolving Loan Funds for their HOME-funded housing programs, and loan repayments and interest, designated as proceeds, are hereby authorized to be deposited in said Revolving Loan Fund. Funds designated as proceeds shall be used for HOME eligible projects to benefit low-income families. Recaptured funds from projects no longer meeting HUD affordability requirements may be retained by CHDO for HOME eligible projects, as incorporated in the HOME Policy Guide and as approved by the City or repaid to the City. Additionally, HOME funds for projects that are terminated before completion, either voluntarily or otherwise, shall be repaid to City. CHDOs shall report revenues and expenditures of CHDO proceeds and CHDO recapture funds to be received by the Division of Grants Monitoring and Administration staff on or before the tenth (10th) calendar day of each month. These provisions shall be specified in a written agreement with the CHDO. In compliance with HUD regulations, the Finance Department, upon receipt of the revenue and expenditure reports, is hereby authorized to incorporate the program income in Fund Number 25024000, and to appropriate said amounts to HOME Project entitled "CHDO Revolving Loan Account."

**SECTION 19.** The Director of the Department of Planning and Community Development or the Grants Administrator of the Division of Grants Monitoring and Administration is hereby authorized to cancel and reprogram any and all budget allocations provided to any project, in the event any sub-grantee contract, sub-recipient, Final Notices to Proceed, and/or delegate agency contract is not executed by January 1, 2016.

**SECTION 20.** All projects in CDBG Entitlement Program funds for the 40<sup>th</sup> Year and HOME 23<sup>rd</sup> Year Projects with completed scopes of work are hereby closed and unexpended grant monies and program income in said funds are hereby authorized to be placed in the contingency fund in preparation for future reprogramming in compliance with City policies and HUD regulations and allowing up to ninety (90) days to move into the fund after the contract ceases.

**SECTION 21.** Transfer of funds, expenditures, and encumbrances necessitated and scheduled pursuant to the aforesaid **Attachment I** is hereby authorized for entry into the budgets as therein described.

**SECTION 22.** The City's Director of Finance is hereby authorized to effect on the books of the City the cancellations, revisions, and/or reprogramming in support thereof, set forth in **Attachment I**. The City Manager or in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager, the Director of the Department of Planning and Community Development, or the Grants Administrator of the Division of Grants Monitoring and Administration, is hereby authorized to execute any and all contracts and other documents as necessary for (a) implementation of the reductions, revisions, and reprogramming set forth in **Attachment I**; and (b) compliance with HUD regulations and procedures, and to submit all certifications and such other information to and as required by HUD.

**SECTION 23.** The Grants Administrator of the Division of Grants Monitoring and Administration is hereby designated the Program Manager for the CDBG Program. Further program responsibilities shall be as follows:

- (a) The Division of Grants Monitoring and Administration shall administer and monitor all CDBG and HOME Programs and fiscal activities and requests, and the Department of Human Services shall monitor all HOPWA and ESG programs and fiscal activities and requests; shall monitor, where applicable, fair housing compliance and shall administer the handling and resolution of complaints related thereto;
- (b) The Human Resources Department shall monitor all projects and sub-agencies as necessary for compliance with all equal employment opportunity rules, regulations, policies, and laws;
- (c) The Department of Economic Development shall monitor all projects and sub-agencies as necessary for compliance with local, state, and federal MBE-WBE rules, regulations, policies, and laws;
- (d) The Department of Human Services shall monitor, where applicable, fair housing compliance and shall administer the handling and resolution of complaints related thereto;
- (e) The Department of Public Works shall monitor flood insurance and floodplain management compliance, shall conduct pre-construction conferences, and shall monitor Davis-Bacon compliance for all CDBG capital improvement projects;
- (f) The Office of the City Auditor shall accomplish fiscal and program compliance audits of the sub-grantee agencies in the CDBG, HOME, HOPWA, and ESG programs in compliance with OMB A-133, and in coordination with the City's annual independent audit; and
- (g) The City Attorney's Office shall provide legal services including, but not limited to, contract and loan development and review and the preparation of legal opinions to resolve questions of regulatory application associated with the development and administration of HUD programs administered by the City's Division of Grants Monitoring and Administration.

**SECTION 24.** The proposed personnel complement of forty-three (43) positions, which is attached hereto and incorporated herein for all purposes as **Attachment V**, is authorized for carrying out aspects of the approved 41<sup>st</sup> Year CDBG Program, 24<sup>th</sup> Year HOME Program, the Fiscal Year 2015-2016 HOPWA Program, and the Fiscal Year 2015-2016 ESG Program.

**SECTION 25.** The Finance Department is hereby authorized and directed in its payments to other agencies to follow drawdown procedures established by both the City of San Antonio and HUD whereby CDBG funds shall be drawn down prior to other funds in the case of multi-funded projects where not in conflict with other federal requirements. The Finance Department is further directed to ensure that prior to processing any and all fiscal requests related to Fund 28041000 CDBG accounts and Fund 25024000 HOME accounts, each such request has received prior compliance review and approval by the Director of the Department of Planning and Community Development, or the Grants Administrator of the Divisions of Grants Monitoring and Administration, or his designated representative, and that such review and approval is indicated by their signatures or initials affixed to the fiscal request.

**SECTION 26.** The City Manager, or, in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager, the Director of the Department of Planning and Community Development, the Grants Administrator of the Division of Grants Monitoring and Administration, or the Director of the Department of Human Services, is hereby authorized to approve budget adjustments within project allocations to conform with actual expenditures if line item cost overruns occur or are anticipated.

**SECTION 27.** The City Manager, or in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager, the Director of the Department of Planning and Community Development, the Grants Administrator of the Division of Grants Monitoring and Administration, or the Director of the Department of Human Services, is hereby authorized to complete all documents required by HUD to officially close projects and program financial records following completion of the contracted scope-of-work.

**SECTION 28.** An allocation in an amount not to exceed \$220,000.00 in CDBG funds program income is hereby approved in accordance with the budget revision schedule affixed hereto and incorporated by reference herein for all purposes as **Attachment I**.

**SECTION 29.** An allocation in an amount not to exceed \$780,000.00 in HOME funds program income is hereby approved in accordance with the budget revision schedule affixed hereto and incorporated by reference herein for all purposes as **Attachment I**.

**SECTION 30.** The appropriations, reallocations, expenditures, encumbrances, and budget revisions necessitated and scheduled pursuant to aforesaid **Attachment I**, are hereby authorized for entry into the City's accounting system.

**SECTION 31.** The City Manager, or in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager, the Director of the Department of Planning and Community Development, or the Grants Administrator of the Division of Grants Monitoring and Administration, is hereby authorized to close-out and cancel affected projects and create new projects and project budgets.

**SECTION 32.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 33.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED and APPROVED** this 6<sup>th</sup> day of August, 2015.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

  
Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Martha G. Sepeda, Acting City Attorney

<b>Agenda Item:</b>	24
<b>Date:</b>	08/06/2015
<b>Time:</b>	11:55:06 AM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	An Ordinance adopting the FY 2016-2020 Consolidated Plan and FY 2016 Action Plan including the Community Development Block Grant (CDBG) Budget of \$11,852,129.00, the HOME Investment Partnerships Program Entitlement Grant (HOME) Budget of \$4,384,916.00, the Housing Opportunities for Persons with AIDS Entitlement Grant (HOPWA) Budget of \$1,216,888.00, and the Emergency Solutions Grant (ESG) Budget of \$1,025,839.00; authorizing the allocation of program income of \$220,000.00 in CDBG funds and \$780,000.00 in HOME funds; authorizing a personnel compliment of 43 positions; authorizing all other related actions as required by the U.S. Department of Housing and Urban Development; and approving the FY 2016 and FY 2017 REnewSA target areas. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				x
Ron Nirenberg	District 8		x				
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

# ATTACHMENT I

## FY 2016 Proposed Budget

Community Development Block Grant (CDBG)				
		FY 2015 Budget	FY 2016 Proposed	Variance
<b>Revenue</b>				
	CDBG Entitlement \$	11,508,613 \$	11,632,129 \$	123,516
	Reprogramming Funds	543,277	0	(543,277)
	Estimated Program Income	653,336	220,000	(433,336)
	<b>Total Sources \$</b>	<b>12,705,226</b>	<b>11,852,129</b>	<b>(853,097)</b>
<b>Uses</b>				
<i>Administration and Planning</i>				
	Legal Administration	142,934	139,789	(3,145)
	Grant Administration	2,086,004	2,057,255	(28,749)
	<b>Total Administration and Planning</b>	<b>2,228,938</b>	<b>2,197,044</b>	<b>(31,894)</b>
<i>Priority #1: Decent Safe Affordable Housing</i>				
	Housing Delivery	508,000	504,000	(4,000)
	Fair Housing Activities	192,784	192,784	0
	Minor Repair Activities	794,000	250,000	(544,000)
	<b>Total Housing Activities</b>	<b>1,494,784</b>	<b>946,784</b>	<b>(548,000)</b>
<i>Priority #2: Neighborhood Revitalization</i>				
	Façade Improvement Program	200,283	269,829	69,546
	Code Enforcement Activities	187,749	187,749	0
	Brownfield Remediation Activities	-	100,000	100,000
	Eastpoint Neighborhood Infrastructure Improvements	1,000,000	1,700,000	700,000
	Catalytic Reinvestment	1,200,000	1,200,000	0
	Park Improvements	815,000	0	(815,000)
	Other Public Infrastructure	465,000	0	(465,000)
	<b>Total Targeted Neighborhood Revitalization</b>	<b>3,868,032</b>	<b>3,457,578</b>	<b>(410,454)</b>
<i>Priority #4: Provide for Special Needs Populations</i>				
	COSA Parks and Recreation - Summer Youth Program	208,282	208,282	0
	COSA Parks and Recreation - Summer Outdoor Pools	76,557	0	(76,557)
	COSA Parks and Recreation - Community Ext. Hours	64,140	64,140	0
	<b>Total Other Non-Housing Community Development</b>	<b>348,979</b>	<b>272,422</b>	<b>(76,557)</b>
<i>Priority #5: Economic Development</i>				
	Financial Education Program	-	200,000	200,000
	<b>Total Economic Development</b>	<b>-</b>	<b>200,000</b>	<b>200,000</b>
<i>Debt Service</i>				
	HUD 108 Repayment	4,764,493	4,778,301	13,808
	<b>Total Section 108 Loan Repayment</b>	<b>4,764,493</b>	<b>4,778,301</b>	<b>13,808</b>
	<b>Total Uses \$</b>	<b>12,705,226 \$</b>	<b>11,852,129 \$</b>	<b>(853,097)</b>



# ATTACHMENT I

## FY 2016 Proposed Budget

Home Investment Partnerships Program (HOME)				
		FY 2015 Budget	FY 2016 Proposed	Variance
<i>Revenue</i>				
	HOME Entitlement \$	3,939,986	\$ 3,604,916	\$ (335,070)
	Reprogramming Funds	53,337	0	(53,337)
	Program Income	864,000	780,000	(84,000)
	<b>Total Revenue \$</b>	<b>4,857,323</b>	<b>4,384,916</b>	<b>(472,407)</b>
<i>Uses</i>				
<i>Administration</i>				
	Legal Administration	53,797	52,614	(1,183)
	Grant Administration	426,601	385,877	(40,724)
	<b>Total Administration \$</b>	<b>480,398</b>	<b>438,491</b>	<b>(41,907)</b>
<i>Priority #1: Decent Safe Affordable Housing</i>				
	Single Family Rehabilitation and Reconstruction	-	1,446,425	1,446,425
	Multi-family Rental Housing Set Aside	1,900,000	1,100,000	(800,000)
	Eastside Choice Neighborhood Multi-Family Rental Development	1,200,000	0	(1,200,000)
	CHDO Single Family New Construction	660,000	1,000,000	340,000
	CHDO Operating Expenses Set Aside	190,000	100,000	(90,000)
	Homebuyer Incentive Program	426,925	300,000	(126,925)
	<b>Total Activities \$</b>	<b>4,376,925</b>	<b>3,946,425</b>	<b>(430,500)</b>
	<b>Total Uses \$</b>	<b>4,857,323</b>	<b>4,384,916</b>	<b>(472,407)</b>

# ATTACHMENT I

## FY 2016 Proposed Budget

### Housing Opportunities for Persons with AIDS (HOPWA)

	FY 2015 Budget	FY 2016 Proposed	Variance
<i>Revenue</i>			
HOPWA Entitlement	\$ 1,212,217	\$ 1,216,888	\$ 4,671
<b>Total Revenue</b>	<b>1,212,217</b>	<b>1,216,888</b>	<b>4,671</b>
 <i>Uses</i>			
<i>Administration</i>			
Grant Administration	36,365	36,507	142
<b>Total Administration and Planning</b>	<b>36,365</b>	<b>36,507</b>	<b>142</b>
 <i>Priority #4: Provide for Special Needs Populations</i>			
Tenant Based Rental Assistance	315,202	320,381	5,179
Nursing Operations	291,962	292,000	38
Transportation	174,151	174,000	(151)
Transitional Housing	130,915	131,000	85
Housing Assistance	120,222	120,000	(222)
Food and Nutrition	95,900	95,000	(900)
Case Management	47,500	48,000	500
<b>Total Neighborhood Revitalization</b>	<b>1,175,852</b>	<b>1,180,381</b>	<b>4,529</b>
<b>Total Uses</b>	<b>\$ 1,212,217</b>	<b>\$ 1,216,888</b>	<b>\$ 4,671</b>

# ATTACHMENT I

## FY 2016 Proposed Budget

Emergency Solutions Grant (ESG)				
		FY 2015 Budget	FY 2016 Proposed	Variance
<i>Revenue</i>				
	ESG Entitlement \$	956,346	\$ 1,025,839	\$ 69,493
	<b>Total Revenue</b>	<b>956,346</b>	<b>1,025,839</b>	<b>69,493</b>
<i>Uses</i>				
<i>Administration</i>				
	Human Services Administration	47,810	47,810	0
	<b>Total Administration and Planning</b>	<b>47,810</b>	<b>47,810</b>	<b>0</b>
<i>Priority #3: Address Housing Services for Homeless Population</i>				
	Emergency Shelter	265,000	208,422	(56,578)
	Homeless Prevention	279,264	221,578	(57,686)
	Outreach	0	69,493	69,493
	Rapid Re-Housing	364,272	478,536	114,264
	<b>Total Program Allocation</b>	<b>908,536</b>	<b>978,029</b>	<b>69,493</b>
	<b>Total Uses \$</b>	<b>956,346</b>	<b>\$ 1,025,839</b>	<b>\$ 69,493</b>

**ATTACHMENT II**  
**CITY OF SAN ANTONIO**  
**OFFICE OF GRANTS MONITORING AND ADMINISTRATION**  
*Interdepartmental Correspondence*

**TO:** XXXXXXXXXXXX

**FROM:** Thomas W. Morgan, Grants Administrator, Division of Grants Monitoring & Administration

**THROUGH:** John M. Dugan, Director, Department of Planning & Community Development

**COPIES TO:** XXXXXXXXXXXX

**SUBJECT:** **Final Notice to Proceed:** XXXXXXXXXXXXXXXX

**DATE:** XX-XX-XXXX

On XX-XX-XXXX, through Ordinance XXX-XX-XX-XXXX, City Council awarded FY 2015-2016 Community Development Block Grant (CDBG) funds in the amount of \$ XXXXX through Internal Order Number 13100000XXXX for the XXXXXXXX Project.

The Office of Grants Monitoring and Administration (GMA) hereby authorize Public Works to utilize CDBG funds and begin construction activity. The project has an approved environmental review and is up to date on all requested information submitted to the Office of Grants Monitoring and Administration.

GMA has approved the Environmental Review under 24 CFR Part 58 and is in receipt of the project spending plan. In addition, GMA staff has documented the eligibility requirements in the Eligibility and Compliance Plan previously issued. Public Works is responsible for reviewing the Eligibility and Compliance Plan detailing the compliance requirements anticipated for the project.

Any changes in project scope or timeline must be approved by GMA in writing. Public Works Department shall ensure all FY 2015-2016 CDBG funds meet applicable expenditure requirements. GMA will require completion of grant related activity by XX-XX-XXXX and fiscal closeout in SAP within 45 days of the completion date of the activity.

Public Works is also responsible for submitting the following to GMA by the 15<sup>th</sup> of the following month even if no activity has taken place:

1. Monthly performance report to document project oversight
2. Monthly expenditure report to request a drawdown of funds from U.S. Dept. of HUD
3. Contractor activity report detailing minority/women/section 3 owned business efforts

Compliance and reporting information may be submitted to XXXXXXX, GMA Management Analyst, assigned to this activity. XXXXXXX may be contacted at 207-XXXX.

If the activity is not completed or does not meet a CDBG National Objective, Public Works may not charge the grant for incurred costs.

Upon successful completion of the grant activity, Public Works will submit a memo to GMA verifying completion of the activity and final performance report.

**Citizen Survey: 1661 Survey's Comments Summary**

CATEGORIES	TOTAL
ACCOUNTABILITY	16
AFFORDABLE	16
BACKGROUND CHECK FOR EVERYONE	1
BETTER SCHOOLS	2
CITYWIDE, NOT JUST EAST AND WEST	2
COMMUNITY MEMBER INVOLVEMENT	7
CUT PROPERTY TAXES	4
DISPLACEMENT	2
FAIR HOUSING/DISCRIMINATION	-
RACE	3
GENDER	1
LGBT	1
CHILDREN	1
EAST(DEVELOPMENT ON THE EAST SIDE)	2
EDUCATION (FINANCIAL)	13
FEE (For private developers/ complexes that refuse tenants that are on subsidies)	2
FIRST TIME HOMEBUYER ASSISTANCE PROGRAMS	6
GROWTH (NEED TO PLAN FOR CITY'S GROWTH)	4
HABITAT FOR HUMANITY	89
HOMEOWNERSHIP	6
HOUSES, NOT APARTMENTS	1
INFRASTRUCTURE (Sidewalks, streets, drainage, trash, parks, green spaces)	20
JOBS	4
SPECIAL NEED POPULATIONS	-
DISABLED	10
ELDERLY	9
EX FELONS/ EX CONVICTS	7

<i>HOMELESS/AT-RISK</i>	<i>16</i>
<i>LOW INCOME</i>	<i>17</i>
<i>MENTAL HEALTH</i>	<i>3</i>
<i>VETERANS</i>	<i>7</i>
<i>NECESSITY/ THERE IS A NEED FOR HOUSING</i>	<i>8</i>
<i>NEW CONSTRUCTION VS REHAB</i>	<i>1</i>
<i>NOT JUST LOW INCOME</i>	<i>1</i>
<i>POLICY</i>	<i>4</i>
<i>REHABILITATION</i>	<i>6</i>
<i>REPAIR PROGRAMS</i>	<i>9</i>
<i>SAFETY/ CRIME/ DRUGS/SEXUAL PREDATORS</i>	<i>7</i>
<i>SAHA FUNDS NEED TO BE INCREASED</i>	<i>1</i>
<i>SINGLE FAMILY HOUSING</i>	<i>9</i>
<i>SINGLE FAMILY + HABITAT FOR HUMANITY</i>	<i>70</i>
<i>SOCIAL SERVICES</i>	<i>1</i>
<i>SPEND MONEY WISELY</i>	<i>4</i>
<i>TRANSPORTATION</i>	<i>4</i>
<i>VACANT/RUNDOWN</i>	<i>6</i>
<i>WAIT LIST (Too long)</i>	<i>3</i>
<i>WEST (Development on the West)</i>	<i>2</i>

# Appendix E – SF 424 and Certifications

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Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="City of San Antonio"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="76-6002070"/>	* c. Organizational DUNS: <input type="text" value="0664284000000"/>	
<b>d. Address:</b>		
* Street1:	<input type="text" value="1400 S. Flores Unit 3"/>	
Street2:	<input type="text"/>	
* City:	<input type="text" value="San Antonio"/>	
County/Parish:	<input type="text"/>	
* State:	<input type="text" value="TX: Texas"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="78204-1617"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Planning and Community Develop"/>	Division Name: <input type="text" value="Grants Monitoring and Administ"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Thomas"/>	
Middle Name: <input type="text" value="W."/>		
* Last Name: <input type="text" value="Morgan"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Grants Administrator"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="210-207-6600"/>	Fax Number: <input type="text" value="210-207-5463"/>	
* Email: <input type="text" value="thomas.morgan@sanantonio.gov"/>		



**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.231

CFDA Title:

Emergency Solutions Grant (ESG)

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

N/A

Title:

N/A

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

N/A

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,025,839.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="1,025,839.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**


Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:



**Application for Federal Assistance SF-424**

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
--	--	--

* 3. Date Received: _____	4. Applicant Identifier: _____
------------------------------	-----------------------------------

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
---	--

**State Use Only:**

6. Date Received by State: _____	7. State Application Identifier: _____
----------------------------------	--

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="76-6002070"/>	* c. Organizational DUNS: <input type="text" value="0664284000000"/>
--	---

**d. Address:**

\* Street1:   
Street2: \_\_\_\_\_  
\* City:   
County/Parish: \_\_\_\_\_  
\* State:   
Province: \_\_\_\_\_  
\* Country:   
\* Zip / Postal Code:

**e. Organizational Unit:**

Department Name: <input type="text" value="Planning and Community Develop"/>	Division Name: <input type="text" value="Grants Monitoring and Administ"/>
---	---

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix: \_\_\_\_\_

Title:

Organizational Affiliation:  
\_\_\_\_\_

\* Telephone Number:  Fax Number:

\* Email:

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.239

CFDA Title:

Home Investment Partnership Program (HOME)

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

N/A

Title:

N/A

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

N/A

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="3,604,916.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="780,000.00"/>
* g. TOTAL	<input type="text" value="4,384,916.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.


**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:   


\* Date Signed:

**Application for Federal Assistance SF-424**

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
--	--	--

* 3. Date Received: _____	4. Applicant Identifier: _____
------------------------------	-----------------------------------

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
---	--

**State Use Only:**

6. Date Received by State: _____	7. State Application Identifier: _____
----------------------------------	--

**8. APPLICANT INFORMATION:**

* a. Legal Name: <u>City of San Antonio</u>	
* b. Employer/Taxpayer Identification Number (EIN/TIN): <u>76-6002070</u>	* c. Organizational DUNS: <u>0664284000000</u>

**d. Address:**

* Street1: <u>1400 S. Flores Unit 3</u>
Street2: _____
* City: <u>San Antonio</u>
County/Parish: _____
* State: _____ <u>TX: Texas</u>
Province: _____
* Country: _____ <u>USA: UNITED STATES</u>
* Zip / Postal Code: <u>78204-1617</u>

**e. Organizational Unit:**

Department Name: <u>Planning and Community Develop</u>	Division Name: <u>Grants Monitoring and Administ</u>
--	--

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: <u>Mr.</u>	* First Name: <u>Thomas</u>
Middle Name: <u>W.</u>	
* Last Name: <u>Morgan</u>	
Suffix: _____	

Title: <u>Grants Administrator</u>
------------------------------------

Organizational Affiliation: _____
--------------------------------------

* Telephone Number: <u>210-207-6600</u>	Fax Number: <u>210-207-5463</u>
---	---------------------------------

* Email: <u>thomas.morgan@sanantonio.gov</u>
--

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.241

CFDA Title:

Housing Opportunities for Persons with AIDS

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

N/A

Title:

N/A

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

N/A

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,216,888.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="1,216,888.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

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**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

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**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:   


\* Date Signed:



**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication  
 Application  
 Changed/Corrected Application

\* 2. Type of Application:

- New  
 Continuation  
 Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

**d. Address:**

\* Street1:

Street2:

\* City:

County/Parish:

\* State:

Province:

\* Country:

\* Zip / Postal Code:

**e. Organizational Unit:**

Department Name:

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

\* First Name:

Middle Name:

\* Last Name:

Suffix:

Title: 

Organizational Affiliation:

\* Telephone Number:

Fax Number:

\* Email:

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.218

CFDA Title:

CDBG Entitlement Grant

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

N/A

Title:

N/A

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

N/A

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View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="11,632,129.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="220,000.00"/>
* g. TOTAL	<input type="text" value="11,852,129.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

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- c. Program is not covered by E.O. 12372.

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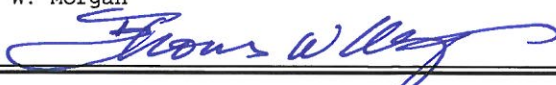
**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:   


\* Date Signed:

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

8/6/2015  
Date

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2013 , 2015 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its



## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

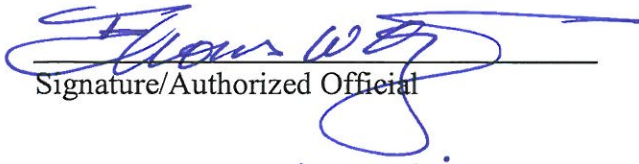
**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

 BTG/2015  
Signature/Authorized Official Date

  
Title



publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature/Authorized Official

8/6/2015  
Date

STAFFS ADMINISTRATOR  
Title

## HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
\_\_\_\_\_  
Signature/Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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**Respectfully submitted to the Citizens of San Antonio and to the:**

U.S. Department of Housing and Urban Development  
San Antonio Field Office, Region VI  
Office of Community Planning and Development  
H.F. Garcia Federal Bldg/US Courthouse  
615 East Houston Street, Suite 347  
San Antonio, Texas 78205

**Submitted by:**

City of San Antonio  
Department of Planning and Community Development  
1400 S. Flores Street  
San Antonio, Texas 78204