



# City of San Antonio FY 2022- 2026 CONSOLIDATED PLAN & FY 2022 ACTION PLAN



**Community Development Block Grant (CDBG)  
Home Investment Partnerships Program (HOME)  
HEARTH Emergency Solutions Grant (HESG)  
Housing Opportunities for Persons with AIDS (HOPWA)**

**Council Action August 12, 2021**



**FY 2022-2026 CONSOLIDATED PLAN  
&**

**FY 2022 ACTION PLAN**  
(HUD Program Year 2021)  
(October 1, 2021-September 30, 2022)

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**Respectfully submitted to the Citizens of San Antonio and to the:**

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Office of Community Planning and Development  
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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 for Fiscal Years 2021 – 2026 (Consolidated Plan) is the City of San Antonio's (City) vehicle for identifying and prioritizing housing, community development and economic development needs and strategies to guide the use of its entitlement funding received from the U.S. Department of Housing and Urban Development (HUD). The City receives Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG) funds to be spend annually and this plan sets forth the goals the City seeks to achieve and the activities that will be undertaken over the next five years to address the needs in the community. Furthermore, this plan details the funding associated with each goal and activity.

The Consolidated Plan covers Fiscal Years 2022, 2023, 2024, 2025 and 2026. The Consolidated Plan is carried out through annual action plans that provide a summary of actions, activities, and funding sources that will be used each year to address the needs and goals identified herein. The City prepared the Consolidated Plan using actual funding for Fiscal Year 2021-2022, released by HUD on February 25, 2021, and grant amounts anticipated to be received in the following four years. Furthermore, the Consolidated Plan uses data released by HUD, along with other relevant and recent sources of data, to identify priority needs in the community.

The Consolidated Plan priority needs, and goals were largely built on the following two City adopted strategic plans which address housing and homeless needs, respectively, and were developed with comprehensive data analysis and robust community engagement: 1) San Antonio's Housing Policy Framework adopted by City Council in 2018 and 2) San Antonio's Homeless Strategic released in December 2020. The Housing Policy Framework includes a 10-year housing production plan that aligns resources and provides a cohesive community strategy to equitably address San Antonio's affordable housing needs.

In July 2020, the City amended its FY 2016 - 2020 Consolidated Plan to extend the existing plan for one additional year to include the FY 2020-2021 Action Plan and to amend the City's citizen participation plan requirements as allowed by HUD through the CARES Act. In light of the COVID-19 pandemic, the City conducted meaningful engagement by means of virtual meetings with the residents and stakeholders of the City. It utilized public engagement, data analysis, and priorities outlined in the Housing Policy Framework to assist in strategically planning the use of public funding while capitalizing on existing assets.

San Antonio is the seventh largest city in the United States, and it is growing both in terms of total population and geographic area. A strong economy and a growing population are fueling increasing values in many parts of San Antonio's housing market. Furthermore, a strong job

market has helped increase in the median annual income in San Antonio, which rose from \$47,722 to \$52,455 since the prior Consolidated Plan. While the City believes that the strategies it has employed in the last five years have had a positive effect on the community, the impacts of stagnant wages in some industries and the far-reaching economic strain brought about by the COVID-19 pandemic have disproportionately affected low- and moderate-income households and have further increased the need for affordable housing and community services.

San Antonio is also a city with a diverse and strong cultural heritage that is deeply rooted in neighborhoods and places. This is particularly true in the City's urban core, which tends to have an older housing stock that is often times in need of rehabilitation. Providing decent, safe, affordable housing – which encompasses efforts that focus on development of new housing as well as preservation of existing housing stock – is a key priority of this plan. The City recognizes that its approach to neighborhood revitalization must consider market dynamics, the needs of existing residents, and the community's assets, which 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 or at risk of homelessness. The City will continue to invest in programs targeted to youth, seniors, people with disabilities, people living with AIDS, and homeless individuals and families.

The City's goal is to invest in overarching priorities through the continuation and/or creation of activities that strengthen communities and open access to opportunity by focusing on the following priority needs that will benefit very low, low, and low- and moderate-income citizens:

**Priority 1:** Provide Decent Safe Affordable Housing

**Priority 2:** Provide for Special Needs Populations

**Priority 3:** Provide Housing and Supportive Services for Homeless Population

**Priority 4:** Provide Neighborhood Revitalization Efforts

**Priority 5:** Provide Economic Development

## **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, Market Analysis, community engagement process, and related priorities and needs outlined in ongoing City plans and initiatives. Residents and stakeholders were asked to provide input on needs and priorities, culminating in a set of recommended priorities and goals, as follows.

**Priority 1:** Provide Decent Safe Affordable Housing

The City shall utilize HUD funds to address affordable housing issues including:

- A. Rehabilitating existing housing stock to preserve neighborhoods by addressing aging and substandard housing,
- B. Building new affordable single-family housing to re-establish strong communities,
- C. Providing homebuyer assistance to make homes affordable and sustainable,
- D. Developing new affordable rental housing to expand the amount of available affordable rental housing,
- E. Furthering fair housing opportunities.

**Priority 2: Provide for Special Needs Populations**

The City will utilize HUD funds to address special needs populations.

- A. HOPWA funds will provide housing and services for persons with HIV/AIDS,
- B. CDBG funds will be used to provide low to moderate income households at risk of eviction or foreclosure with short term rent, mortgage, and utility assistance,
- C. CDBG funds will be used to provide housing supportive services including housing counseling for foreclosure and eviction prevention,
- D. CDBG funds will be used to provide public services for target populations including affordable childcare, summer and after school programs.

**Priority 3: Provide Housing and Supportive Services for Homeless Population**

ESG funds are used to provide essential services and operations for emergency shelters and services for the homeless. The services provided will improve housing stability, reduce barriers to finding safe affordable housing, and positively impact clients' ability to remain in stable housing.

- A. Provide services & housing for people experiencing homelessness,
- B. Provide services to prevent at-risk persons from experiencing homelessness.

**Priority 4: Provide Neighborhood Revitalization Efforts**

The City will utilize CDBG funding for neighborhood revitalization activities to create safe, sustainable neighborhoods and communities through:

- A. Improving public facilities and public infrastructure including streets, streetscapes, sidewalks, drainage, and broadband connectivity,
- B. Eliminating environmental hazards and conditions of blight.

**Priority 5: Provide Economic Development**

The City will utilize CDBG funds to:

- A. Provide financial literacy training for low-income families.

**3. Evaluation of past performance**



Program Year (PY) 2019 marked the fifth year of the City's Five-Year Consolidated Plan. Despite shifting focus in the middle of the program year to re-allocate some CDBG resources to the Emergency Housing Assistance Program to respond to the COVID-19 pandemic, the City was still able to achieve many of the goals set forth in the strategic plan.

The priority needs identified in the prior Consolidated Plan are detailed below along with a brief summary of the City's level of success in meeting or exceeding each goal:

**Priority 1:** *Provide decent, safe, affordable housing*

The City met or exceeded all but one of its strategic plan goals for this category. In the only category where the City fell short (adding homeowner housing), the City achieved 99% of its goal; thus, essentially achieving its performance goals for Priority 1.

**Priority 2:** *Neighborhood revitalization*

The City met or exceeded all but one of its strategic plan goals for this category. In the only category where the City fell short (façade treatment/business building rehabilitation), the City achieved 98% of its goal; thus, essentially achieving its performance goals for Priority 2.

**Priority 3:** *Provide for special needs populations*

The City met or exceeded all but one of its strategic plan goals for this category. Adding overnight/emergency shelter/transition housing beds that serve persons with HIV/AIDS was the category where the City only achieved 75% of its goal. The recent Strategic Plan to Respond to Homelessness in San Antonio and Bexar County released by the City of San Antonio Department of Human Services in December 2020 contains numerous recommendations related to adding shelter bed and transitional housing units. The City will use these recommendations as a guide to help the City better achieve similar goals during the program years associated with this Consolidated Plan.

**Priority 4:** *Housing and supportive services for the homeless*

The City struggled to meet or exceed all of its strategic plan goals for this category. In both housing units for homeless added and homelessness prevention, the City achieved 45% and 33% of its goals respectively. Based on the Homeless Strategic Plan released by the City's Department of Human Services and the community input received through that process, needs for street outreach were a key priority and recommendation. The plan identified San Antonio as having a strong collaborative spirit and beneficial partnerships among nonprofit agencies and within the City organization. The City has grown homeless street outreach through ESG funds over the last two years, resulting in a reduction of funds for homeless prevention, and leveraged that with local funds to build a coordinated community standard for homeless street outreach.

**Priority 5:** *Economic development*

The City exceeded its strategic plan goal for this category.

Despite meeting or achieving nearly all of its strategic plan goals from the prior Consolidated Plan, the City acknowledges that significant unmet housing and community development needs persist throughout the City. This plan seeks to build upon the successes achieved during the past 5 years while also homing in on the remaining unmet needs in the community.

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

Key elements of this Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process. Over the past three years, the City has engaged stakeholders and sought out stakeholder-guided solutions related to the issues of affordable housing, gentrification and displacement, poverty, and homelessness, along with other community development topics. This engagement process included, for example, numerous community meetings, several formal and informal working groups, and multiple surveys.

As a result of these community engagement efforts, many of which are ongoing, the City produced several reports and plans that: (1) analyzed data related to important community development issues, (2) identified the City's most pressing issues based on community input and data insights, (3) proposed recommendations for addressing the pressing issues and (4) suggested timelines and funding priorities related to implementation of the recommendations. To develop the Strategic Plan to Respond to Homelessness in San Antonio and Bexar County, the City of San Antonio Department of Human Services gathered data and conducted over 50 distinct stakeholder meetings with approximately 500 total participants from November 2019 through February 2020.

In addition, the City engaged the Grounded Solutions Network to develop the recently released, Growing Together: An Anti-Displacement Agenda for San Antonio, which provides further analysis and community input regarding the sections of the City's Housing Policy Framework that address anti-displacement. As part of this process, which took place during 2021, Ground Solutions held five in-person listening sessions with impacted community members; interviewed over 50 local technical subject matter experts, government staff and community representatives, researched local and national policy and program models; disseminated a virtual survey in Spanish and English, including the option to complete the survey by phone, and held focus groups — one with renters and another with small landlords to workshop-specific interventions. Community input received in 2021 related to community needs were considered for the Consolidated Plan.

In 2020, the City of San Antonio began work on a Strategic Housing Implementation Plan (SHIP) to actualize strategies presented in the 2018 Housing Policy Framework (HPF) that includes determining timelines, partners, specific action steps and funding approaches for addressing two of the five HPF recommendations: increase City investment in housing with a 10-year affordable housing production plan and developing a coordinated housing system. The SHIP is being developed in collaboration with approximately 120 community and housing stakeholders. During the last year, there have been three meetings of the full SHIP group along with five additional forum meetings. Stakeholders were briefed on the consolidated plan process and given opportunity to provide input.

These recent reports and plans are summarized in **PR-10** and they informed the Needs Analysis, Market Analysis and Strategic Plan of this Consolidated Plan. The community and housing stakeholders participating in the Strategic Housing Implementation Plan are also included in the PR-10 Consultation section. Being cognizant to not duplicate ongoing community engagement efforts related to community development issues, the City nevertheless created additional opportunities for citizen participation related to this Consolidated Plan, including an online needs assessment survey, small-group stakeholder discussions, as well as public hearings. With 57% of the San Antonio population being of Mexican descent, the City ensured an inclusive citizen participation effort by facilitating the needs assessment survey in English and Spanish, as well as offering Spanish language translation accommodations at all public meetings. At the conclusion of the public input period, approximately 600 survey responses were submitted. Given the COVID-19 pandemic, all meetings were held virtually.

As the lead agency in the development and implementation of the Consolidated Plan, the Department of Grants Monitoring and Administration (GMA) was responsible for ensuring the City of San Antonio's Citizen Participation Plan was implemented. The City made available the Consolidated Plan and Action Plan for citizen review and comment for a minimum of 30-days prior to City Council adoption. Notice of the proposed Consolidated Plan and proposed Annual Action Plan included the locations where the documents could be reviewed, which were made available at the Department of Grants Monitoring online at [www.sanantonio.gov/gma](http://www.sanantonio.gov/gma).

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

In the past several years, the City has undertaken several initiatives to assess the housing and community development needs of local residents. In January of 2018, the National Association for Latino Community Asset Builders (NALCAB) prepared a report entitled *An Analysis of Housing Vulnerability in San Antonio*, and, later that year, the Mayor's Housing Policy Taskforce released the *Housing Policy Framework*. Additionally, the City has currently engaged the Grounded Solutions Network to draft an anti-displacement agenda for the City based on stakeholder input.

In order to solicit online feedback from stakeholders regarding the Consolidated Plan, the City has been conducted a stakeholder survey in April and May 2021. An online survey was utilized due to ongoing social distancing protocols related to the COVID-19 pandemic. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish. The SA Speak Up Survey platform was used, and outreach was done through e-mail, on the City's website, stakeholder notification, and social media platforms. The survey was also sent out to more than 30,000 Emergency Housing Assistance Program applicants and landlords. Approximately 600 survey responses were received.

The first set of survey questions asked respondents to prioritize the housing-related needs of City residents. Respondents most frequently selected the following activities as "very



important” or “important” activities: (1) Providing short-term rental housing assistance to persons who need it (92%); (2) Building affordable rental housing (89%); (3) Building single family homes to sell at an affordable price (89%); (4) Addressing major health and safety issues over \$25,000 in owner occupied homes (88%); (5) Helping persons buy their first home (down payment assistance) (87%). Additionally, when asked about housing activities related to special needs populations, respondents identified senior citizens (79%) and persons with disabilities (76%) as populations who should be prioritized by the City’s housing activities.

It is clear that the COVID-19 pandemic has caused extreme mental stress and emotional turmoil for individual City residents and their family units. When asked to identify the most important unmet community service need, respondents overwhelmingly identified mental health services as “very important” (87%). As a further indication of how such mental stress has affected residents, respondents also frequently prioritized family violence prevention and counseling services (76%) as a top unmet need. Health care services, youth activities, and childcare were also prioritized as needs.

Finally, there was significantly less consensus regarding unmet economic development and neighborhood improvement needs when compared to housing and community service needs. No economic development activity was identified by more than 70% of residents as “very important.” Job creation and retention was the most frequently prioritized activity (68%).

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

The City accepted all comments provided during the public engagement process.

## **7. Summary**

The Consolidated Plan provides a framework for furthering affordable housing and community development efforts including: increasing homeownership opportunities, preserving existing housing, expanding affordable rental housing, furthering efforts to address homelessness issues, supporting job training, expanding small business technical assistance, improving infrastructure and renovating or expanding community and neighborhood facilities. The City recognizes the importance of properly engaging the members of our community. Feedback received regarding City programs and services over the course of the past few years, plus recently collected data, contributed towards the preparation of this Consolidated Plan.

## 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	Neighborhood and Housing Services Department
HOPWA Administrator	SAN ANTONIO	Department of Human Services
HOME Administrator	SAN ANTONIO	Neighborhood and Housing Services Department
ESG Administrator	SAN ANTONIO	Department of Human Services
HOPWA-C Administrator	SAN ANTONIO	Department of Human Services

**Table 1 – Responsible Agencies**

### Narrative

The City's Neighborhood and Housing Services Department (NHSD) is the lead administrator responsible for the development of the Consolidated Plan and Annual Action Plans. The Grants Management Administration (GMA) is also responsible for providing guidance and policy direction for the implementation of eligible programs that support overall strategies for affordable housing and community development activities.

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

In order to develop the Consolidated Plan, the City consulted with numerous stakeholders. 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; service providers, and San Antonio residents.

The City held several stakeholder meetings, which involved over 80 individuals from 42 organizations and agencies. The needs assessment survey was made available via online, and hard copy and it solicited feedback and participation from all demographic and socioeconomic backgrounds. The survey was available in both English and Spanish. The City also published survey notices in the largest English and Spanish serving newspapers and sent direct links of the surveys to over 80 nonprofit/service providers and requested for outreach help.

The City received input from approximately 600 residents in the compilation of the Consolidated Plan citizen participation Needs Assessment. Due to the COVID 19 pandemic, only virtual meetings were held. On April 23, 2021, held a stakeholder meeting to explain the planning process and collect data. The outcome of those meetings, along with data analysis, and priorities and needs identified through other related City initiatives built on data analysis and community input served as the basis for the Consolidated Plan.

The City issued a Public Notice in the San Antonio Express-News in English and Spanish on June 2, 2021, initiating the public comment period through August 4, 2021. The City hosted two public hearings and a virtual community input meeting. The first public hearing was held on June 16, 2021, at the City's Public Comment session. A virtual community input meeting took place on Wednesday, July 14, 2021. The second public hearing occurred place at the City's Public Comment session on Wednesday, August 4, 2021.

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, 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)).**

In 2020, the City of San Antonio began work on a Strategic Housing Implementation Plan (SHIP) to actualize strategies presented in the Housing Policy Framework that was adopted by City Council in 2018. This work includes determining timelines, partners, specific action steps and funding approaches. The City's Neighborhood and Housing Services Department's Housing Policy division is the lead on this initiative.



The SHIP is being developed in collaboration with community and housing stakeholders and includes an outreach and input process to receive community input that will be overseen by the Housing Commission. This process aligns with the first HPF action item to “Develop a coordinated housing system”.

The SHIP will continue the focus on the five large goals of the HPF which include:

- Develop a Coordinated Housing System
- Increase City Investment in Housing with a 10-Year Funding Plan
- Increase Affordable Housing Production, Rehabilitation, and Preservation
- Protect and Promote Neighborhoods
- Ensure Accountability to the Public

City staff works closely with an 8-person steering committee and contracted facilitator. Together, this group has created four stakeholder forums to provide feedback on the SHIP progress. The stakeholder forums include:

- Residents and Community Advocates
- Real Estate & Developers
- Affordable Housing Developers
- Housing Policy

Additionally, the Department of Human Services coordinates with service agencies by providing delegate agency funding to approximately 60 organizations citywide to support four key long-term outcomes of the Department of Human Services: 1) Children and youth are safe, healthy, resilient and ready to succeed in school and life; 2) Individuals and families are financially secure and in stable housing; 3) Homelessness is rare, brief and non-recurring; and 4) Seniors are healthy, engaged and independent. Investments are directed to 16 funding priorities within these long-term outcomes. This process is described further in section NA-50 Non-Housing Community Development Needs of the Five-Year Consolidated Plan. Within each of these long-term outcome areas, agencies working on addressing those needs convene quarterly with the Department of Human Services to engage in “learning collaboratives” to share best practices, receive technical assistance updates, discuss overall goals, and hear from the City organization on how the community agencies can best work together to collaborate on achieving goals. In addition, DHS participates in several workgroups convened by SARA, the homeless continuum of care, and serves on the board of directors for the CoC.

The City of San Antonio's Department of Human Services coordinates with service agencies by providing delegate agency funding to support programs in the areas of education, family well-being, 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 City coordinate through periodic meetings.

The San Antonio Housing Authority has been engaged in the development of the 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.

#### ***Coordination with Other Assisted Housing Providers-***

Both NHSD and GMA city staff maintain contact with HOME and CDBG sub-recipients throughout the application, funding, and administration cycles. NHSD and GMA staff also participate 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.

As part of the Housing Policy Framework, NHSD is the lead organization in the establishment of a coordinated housing system. This system will leverage new funding for housing production, home rehabilitation, and affordable housing preservation; align the efforts of the public and private sectors so services, regulations, and funding requirements are more uniform when possible; distribute information effectively and efficiently to members of the coordinated system so resources and capacity can be leveraged; and keep the City and its partners accountable for investment and production targets.

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

The City coordinates with private and governmental health and mental health providers through contractual partnerships with the Center for Healthcare Services (CHCS), the Local Mental Health Authority to provide mental health and substance use residential treatment and detox to homeless individuals. The City also coordinates with hospitals to assist with Emergency Detainments (ED) of individuals decompensating due to mental health and substance use concerns, and actively participates on the Southwest Texas Regional Advisory Council (STRAC), which helps to coordinate and address the needs of Emergency Department high utilizers. Additionally, the City coordinates with local Independent School Districts, Universities, Bexar County Family Justice Center, CHCS, and non-profit partners through contractual partnerships to provide trauma informed programs that have incorporated an awareness for Adverse Childhood Experiences (ACEs) or focus on domestic violence and child abuse prevention to address factors that often lead to or result from mental health concerns and homelessness. The City also co-manages programs to address mental health, including the contracting of CHCS clinical staff to support the work of the Police Department's Mental Health Unit.

**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 serves on the Executive Board and as an active member of the South Alamo Regional Alliance for the Homeless (SARAH), the Dept. of Housing and Urban Development (HUD) designated Homeless Continuum of Care (CoC) lead agency. The City's involvement includes Human Services staff serving as the chairperson for the Veteran Homeless and street outreach case conferencing workgroups; attending bi-monthly board and general membership meetings; participating in workgroups which include Youth Homeless, Housing Standards, Coordinated Entry and Homeless Management Information System (HMIS). City staff co-chairs the Coordinated Entry and Outreach Advisory Committee of the CoC. In addition, the City provides funding via contract to SARAH to support administrative operations which include coordinated entry, point in time (PIT) count (annual assessment of homelessness) and ID Recovery services. The City's participation allows for a collaborative and coordinated approach to address homelessness on a system-wide level. The CoC formally adopted the City-funded Homeless Strategic Plan as the community's strategic plan for the homeless system.

**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**

CoC performance standards for HEARTH Emergency Solutions Grant (ESG) funded programs fosters collaboration between ESG recipients and the Continuum of Care through the planning, funding, implementation, and evaluation of ESG programs. Performance standards were adopted by the SARAH Board in September 2013 and the standards were incorporated into the City of San Antonio's Delegate Agency contracts beginning in FY2015.

The allocation of ESG funds is included in the City's consolidated funding process, which is a two-year funding cycle. Organizations interested in providing Emergency Shelter, Homeless Prevention, Rapid Re-Housing and Outreach are invited to submit a proposal for consideration. RFP priorities were identified through Agency Input Sessions which included SARAH, agencies within the Continuum of Care and throughout the City. The input session gave providers an opportunity to collectively partner with the City to identify service gaps, current resources, and strategies to help "turn the curve" in homelessness (Youth, Veteran, Family and Chronic Homelessness). Moreover, the information collected assisted with the construction of the Delegate Agency Request for Proposal (RFP) document to ensure that funding provided through the Consolidated Funding process is directly focused on the needs of the community. The final recommendations for HESG funding were aligned with CoC and HUD guidance which emphasized street outreach, Homeless Prevention, Rapid Re-Housing and Permanent Supportive Housing. The Consolidated Funding RFP Evaluation Panel consisted of subject matter experts from the City, SARAH, and community partners. Each proposal was reviewed and ranked according to its alignment with the identified priorities, scope of services, budget, and past performance.

To monitor the performance and outcomes of funded ESG projects, the City has a contract management team to review contract performance monitoring reports (CPMRs) on a monthly basis. In addition, the City works closely with SARAH to evaluate the performance of individual

projects and the entire system through the Homeless Management Information System (HMIS). Data quality standards developed by HMIS, and SARAH are also used to conduct quarterly reviews of Continuum of Care programs to assess performance. At the end of each grant year, HUD populates data from HMIS to generate the Annual Performance Report (APR) which provides an overall review of the homeless system during the reporting period. In addition, the City held a joint solicitation for ESG-CV funds this year, and a representative of the City sat on the review committee for the state's allocation of annual ESG funds competitively bid through SARAH.

**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

Table 3 – Agencies, groups, organizations who participated

<b>1</b>	<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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>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.</p> <p>This agency participated in meetings. Affordable Housing Developers such as this one informs the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need for affordable housing.</p>
<b>2</b>	<b>Agency/Group/Organization</b>	Alamo Area Community Council of Governments
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Alamo Area Council of Governments Bexar Area Agency on Aging provides services that support older residents and allows them to age in place with dignity. This agency participated in Consolidated Plan meeting. As a result of this consultation, we have determined there is more need for affordable housing and specifically housing and services for older adults.</p>
<b>3</b>	<b>Agency/Group/Organization</b>	Boys and Girls Clubs of San Antonio
	<b>Agency/Group/Organization Type</b>	Services - Children
	<b>What section of the Plan was addressed by Consultation?</b>	Needs Assessment – Non- Housing Community Development Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Boys and Girls Clubs of San Antonio provides after-school programs for children focused on academic success, healthy lifestyles, and character and leadership development. Programs are offered in a positive, safe environment. This agency participated in Consolidated Plan meeting to provide input on community needs. As a result of this consultation, we have determined there a need for more funding for quality, affordable childcare.
4	<b>Agency/Group/Organization</b>	Bexar County Economic and Community Development
	<b>Agency/Group/Organization Type</b>	Other government – Local Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Bexar County Economic and Community Development is responsible for assisting citizens with a variety of issues including financial assistance for energy bills, housing rehabilitation, and construction of infrastructure and public facilities. This agency participated in Consolidated Plan meeting. As a result of this consultation, we have determined there is more need for affordable housing and opportunities for coordination on affordable housing initiatives.
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>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Catholic Charities of San Antonio work with the local communities to provide support for those in need so that individuals can enhance their own lives. This agency participated in Consolidated Plan meeting. As a result of this consultation, we have determined there is more need for services for low-income families such as public services for youth and elderly and affordable housing.

<b>6</b>	<b>Agency/Group/Organization</b>	Communities in Schools
	<b>Agency/Group/Organization Type</b>	Services - Youth
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Communities in Schools in a non-profit organization that brings community resources inside public schools. CIS connects students to caring adults and community resources to empower students to confront and overcome personal challenges and structural barriers. This agency participated in Consolidated Plan meeting. As a result of this consultation, we have determined there is a need for more public service funding for youth programs.
<b>7</b>	<b>Agency/Group/Organization</b>	City of San Antonio, Department of Human Services
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>The Department of Human Services works to strengthen the community through human services investments, resources, and partnerships. They primarily focus on early education and childcare assistance, education, financial and emergency assistance, homeless assistance, and senior services. The Department of Human Services published the Strategic Plan to Respond to Homelessness in San Antonio and Bexar County (December 2020). The plan takes an in-depth look at community data and gathered input from a wide range of stakeholders to develop a vision and actionable steps to reduce homelessness in San Antonio. From November 2019 through February 2020, the City's consultant (Homebase) attended and facilitated over 50 distinct meetings with hundreds of stakeholders in San Antonio, including homeless service providers, clients and persons with lived experience, South Alamo Regional Alliance for the Homeless (SARAH), San Antonio City Departments, Bexar County, City councilmembers, outreach workers, domestic violence service providers, representatives from the criminal justice system, faith-based organizations, local business sectors, representatives of local hospital systems and medical service providers, representatives of the corrections and judicial systems, and neighbors and citizens. This consultation resulted in the Homeless Strategic Plan.</p>
8	<b>Agency/Group/Organization</b>	City of San Antonio Disability Access Office
	<b>Agency/Group/Organization Type</b>	Services-Disabled Persons Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>The Disability Access Office (DAO) works toward a universally designed environment that makes it easy for all people, regardless of disability, to participate fully in community life. The DAO coordinates with other City Departments to review and amend city codes, policies, and procedures to assure they are universally usable to all. Agencies such as this one inform the process through continual dialogue in our planning process. This includes regular communication to discuss community needs. This consultation informed the Needs Assessment of the Consolidated Plan.</p>



<b>9</b>	<b>Agency/Group/Organization</b>	City of San Antonio - Neighborhood and Housing Services Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Neighborhood and Housing Services Department works to improve the livability, economic vitality, and safety in San Antonio. Services include Fair Housing Program and the Homebuyer Incentive Program. This agency participated in meetings. Agencies such as this one informs the process through continual dialogue in our planning process. This includes regular meetings and e-mail communication to discuss community needs, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need funding for the Homebuyer Incentive Program and funding for Fair Housing
<b>10</b>	<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>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. 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. This agency participated in meetings. Agencies such as this one informs the process through continual dialogue in our planning process. This includes regular meetings and e-mail communication to discuss community needs, funding opportunities and policy updates. As a result of this consultation, we have determined that there is a continued need for funding for targeted code enforcement services.
<b>11</b>	<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>Briefly describe how the Agency/Group/Organization was consulted. 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. This agency participated in meetings. Agencies such as this one informs the process through continual dialogue in our planning process. This includes regular meetings and e-mail communication to discuss community needs, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need for public services.
<b>12</b>	<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>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Esperanza Peace and Justice Center works to preserve and promote artistic and cultural expression of and among diverse communities. This agency participated in a Consolidated Plan meeting. As a result of this consultation, we have determined there is a need for more housing rehabilitation funds for people living in San Antonio's westside to preserve the existing housing stock in this area.
<b>13</b>	<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>Briefly describe how the Agency/Group/Organization was consulted. 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. This agency participated in Consolidated Plan meeting. As a result of this consultation, we have determined there is a need for public services for low-income families.
<b>14</b>	<b>Agency/Group/Organization</b>	Fair Housing Council of Greater San Antonio
	<b>Agency/Group/Organization Type</b>	Housing Counseling Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Fair Housing Council of Greater San Antonio is a private, non-profit 501(c)(3) corporation dedicated to promoting fair housing and eliminating discriminatory housing practices in the areas of rental housing, real estate sales, mortgage lending, and homeowners' insurance. This agency participated in Consolidated Plan meeting. The organization provided input on housing needs and fair housing.
<b>15</b>	<b>Agency/Group/Organization</b>	Local Initiatives Support Corp (LISC)
	<b>Agency/Group/Organization Type</b>	Economic Development Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	LISC is a non-profit that works with community-based partners to make investments in housing, businesses, jobs, education, safety, and health. They are using funding to provide financing and technical and management assistance to local partners and developers. This agency participated in meetings. Organizations such as LISC inform the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need for more funding for affordable housing and capacity building for non-profits.
<b>16</b>	<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>Briefly describe how the Agency/Group/Organization was consulted. 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. This agency participated in meetings. Affordable Housing Developers such as this one informs the process through continual dialogue in our planning process. This includes a semi-monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need for affordable housing.
<b>17</b>	<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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Haven 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. This agency participated in consultation for the Homeless Strategic Plan. As a result of this consultation, we have determined that there is a need for additional funding for homeless services.
<b>18</b>	<b>Agency/Group/Organization</b>	Prospera Housing and Community Services
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Prospera 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. The also develop new affordable multifamily housing. This agency participated in meetings. Affordable Housing Developers such as this one informs the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need for affordable housing.

<b>19</b>	<b>Agency/Group/Organization</b>	The City of San Antonio Housing Commission
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The charge of the new Housing Commission is to serve as a public oversight Board to guide the implementation of the MHPTF's recommendations outlined in the Housing Policy Framework and engage the public. Groups such as this one informs the process through continual dialogue in our planning process. As a result of this consultation, we have determined there is more need for affordable housing.
<b>20</b>	<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>Briefly describe how the Agency/Group/Organization was consulted. 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. This agency participated in meetings. Affordable Housing Developers such as this one informs the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need for affordable housing.
<b>21</b>	<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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Neighborhood Housing Services of San Antonio works to educate homeowners and provide lending assistance for future homeowners. This agency participated in meetings. Affordable Housing Developers such as this one informs the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need for affordable housing.
<b>22</b>	<b>Agency/Group/Organization</b>	Project MEND
	<b>Agency/Group/Organization Type</b>	Services-Disabled
	<b>What section of the Plan was addressed by Consultation?</b>	Public Service Needs Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Project MEND is a non-profit organization that provides professionally refurbished and sanitized medical equipment and other assistive technology items to individuals of all ages who are living with a disability or illness in South Texas. This agency participated in Consolidated Plan meeting. As a result of this consultation, we have determined there is more need for public services.
<b>23</b>	<b>Agency/Group/Organization</b>	SAMMinistries
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. 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. This agency was consulted for the Homeless Strategic Plan. As a result of this consultation, we have determined there is more need for funding and services for the homeless.
<b>24</b>	<b>Agency/Group/Organization</b>	Parent Child Incorporated
	<b>Agency/Group/Organization Type</b>	Services-Children Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Parent/Child Incorporated (PCI) provides high-quality early childhood developmental and education services. This agency participated in Consolidated Plan meeting. As a result of this consultation, we have determined there is need for funding and services for early childhood education programs.
25	<b>Agency/Group/Organization</b>	San Antonio Apartment Association
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The San Antonio Apartment Association (SAAA) is a non-profit trade association composed of diverse groups representing and serving the multi-family industry. This organization participated in a Consolidated Plan meeting to provide input on housing needs.
26	<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>Briefly describe how the Agency/Group/Organization was consulted. 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, support services programs, education, and advocacy. This agency participated in a Consolidated Plan meeting. As a result of this consultation, we have determined that there is need for more public services for low-income families.
27	<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>Briefly describe how the Agency/Group/Organization was consulted. 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. This agency participated in meetings. The City consults regularly with SAHA to inform our planning process. Collaboration with SAHA is ongoing.



<b>28</b>	<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>Briefly describe how the Agency/Group/Organization was consulted. 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. This agency participated in meetings. Affordable Housing Developers such as this one informs the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need for affordable housing.
<b>29</b>	<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>Briefly describe how the Agency/Group/Organization was consulted. 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. This agency participated in Consolidated Plan meeting to provide needs assessment input.
<b>30</b>	<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>Briefly describe how the Agency/Group/Organization was consulted. 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. A representative from VIA sits on the Housing Commission which provides guidance on the implementation of the Housing Policy Framework which informed the Consolidated Plan process.

### **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, despite the community engagement barriers created by the COVID-19 pandemic.



## Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
<b>Continuum of Care</b>	South Alamo Regional Alliance for the Homeless (SARAH)	<p>The City of San Antonio works closely with the South Alamo Regional Alliance for the Homeless (SARAH), the HUD-designated Continuum of Care (CoC) that serves the San Antonio/Bexar County geographic area. The City is a member on the SARAH Board, serves as the workgroup chair for the Veteran Homeless workgroups, actively participates in board, membership, and workgroup meetings, and assists with the annual Homeless Point in Time (PIT) count.</p> <p>The City's active engagement in SARAH's meetings and discussions concerning homelessness allows for both parties to collaborate and strategically plan ensuring homelessness is rare, brief, and nonrecurring. Information discussed in these meetings is incorporated into homeless planning and housing standards policies developed by the City to address the needs of homeless persons. Data from the Point in Time Count, Housing Inventory Count, and HMIS is also incorporated into homeless strategic planning.</p> <p>Data from the Point in Time Count, Housing Inventory Count, and HMIS was solicited and incorporated into this consolidated plan.</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
<b>Housing Policy Framework</b>	Mayor's Office	The report presents a thorough analysis of housing and economic data and presents the analysis in the form of a Problem Statement and Supporting Data, the Economic Impact of Housing, the Overarching Action and Policy Recommendations and a 10-Year Funding Plan. This report informed the City's goals related to rehabilitating existing housing stock to preserve neighborhoods by addressing aging and substandard housing; building new affordable single-family housing to re-establish strong communities; providing homebuyer assistance to make homes affordable and sustainable; developing new affordable rental housing to expand the amount of available affordable rental housing; furthering fair housing opportunities; providing low to moderate income households at risk of eviction or foreclosure with short term rent, mortgage, and utility assistance; and providing housing supportive services including housing counseling for foreclosure and eviction prevention.
<b>Strategic Housing Implementation Plan</b>	Neighborhood & Housing Services Department	While the SHIP has not yet been released, City staff works closely with an 8-person steering committee and approximately 120 community and housing stakeholders with the goal of actualizing strategies presented in the Housing Policy Framework. This work includes determining timelines, partners, specific action steps and funding approaches.
<b>Strategic Plan to Respond to Homelessness in San Antonio</b>	Department of Human Services	The plan takes an in-depth look at community data and gathered input from a wide range of stakeholders to develop a vision and actionable steps to reduce homelessness in San Antonio and was considered in addressing homeless needs sections of the Consolidated Plan
<b>Growing Together: An Anti-Displacement Agenda for San Antonio</b>	Neighborhood & Housing Services Department	The report summarizes the needs assessment findings and policy recommendations from Phases 1 and 2 of the ForEveryoneHome Initiative, a two-year collaborative effort aimed at helping mixed-market cities manage growth pressures. This plan was considered when addressing housing needs sections of the Consolidated Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
<b>Status of Poverty Report - 2019</b>	Human Services Department and Metropolitan Health District	The report details a series of policy recommendations that focus on identifying prevention and intervention practices that will address the root causes of poverty in San Antonio while also improving social and economic mobility for families.
<b>Measuring the Digital Divide: A Digital Inclusion Survey and Assessment -2020</b>	City of San Antonio Office of Innovation  Bexar County  Digital Inclusion Alliance	The report assesses San Antonio and Bexar County residents' access to computer equipment and broadband connectivity. This report was used to support discussion on broadband access.

**Table 4 – Other local / regional / federal planning 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(I))**

On a regular basis, the City of San Antonio works closely with other public entities, including the State. COVID-19 created numerous opportunities for coordination. For example, the City worked closely with the State to examine emergency rental assistance needs related to the COVID-19 pandemic.

**Narrative (optional):**

The City is in the process of developing a coordinated housing system comprised of a diverse network of public and private organizations to provide San Antonio's residents with safe, affordable, and stable housing. The system will:

- Leverage new funding for housing production, home rehabilitation, and affordable housing preservation;
- Align the efforts of the public and private sectors so services, regulations, and funding requirements are more uniform when possible;
- Distribute information effectively and efficiently to members of the coordinated system so resources and capacity can be leveraged;
- Bridge the digital divide to provide equitable resources across San Antonio; and
- Keep the City and its partners accountable for investment and production targets.

In FY 2020, the City launched development of a Homeless Strategic Plan to guide community efforts to address homelessness for the next five years. The City hired consultant HomeBase to

guide the process. Over a series of three phases, HomeBase facilitated a series of stakeholder meetings, community summits and focus groups. HomeBase produced an analysis of the City of San Antonio Homeless Response System; identified gaps/barriers to care, best practices, and system mapping; and created a 5-year homeless strategic plan. This plan has guided the allocation of Federal, State, and local funds to address homelessness in San Antonio and Bexar County. The Strategic Plan to Respond to Homelessness was adopted by the Continuum of Care as the community's strategic plan to address homelessness, and the cross-sector CoC board will be responsible for oversight of the plan's implementation by community partners.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting**

The City conducted a Consolidated Plan Needs Assessment survey beginning April 15, 2021 and ending May 30, 2021. The City's survey was called "What would you do with \$100 million dollars?". The City utilized a comprehensive outreach approach that included stakeholder communications, social media posts, and the City's websites, including SA Speak Up. A hard copy and online version of the survey, in English and Spanish, was made available for distribution to local non-profits. The survey was also available at the Neighborhood and Housing Services Department Office. The survey was also sent out to more than 30,000+ Emergency Housing Assistance Program applicants and landlords.

The survey questions were divided into the following categories:

- Demographic Information
- Community Needs Assessment
- Funding Priorities for 2022-2026
- Fair Housing and Discrimination Issues
- Household Impact(s) due to COVID-19 Pandemic
- Open-ended question to address concerns and/or community needs that were not asked in the survey

Approximately 600 surveys were received via internet and in paper format. In addition, two virtual community input meetings were held on April 23, 2021, and April 27, 2021 to gather resident input.

The City issued a Public Notice in the San Antonio Express-News in English and Spanish on June 2, 2021, initiating the public comment period through August 4, 2021. The comment period was extended to August 11, 2021. The City hosted two public hearings and a virtual community input meeting. The first public hearing was held on June 16, 2021, at the City's Public Comment session. A virtual community input meeting took place on Wednesday, July 14, 2021. The second public hearing took place at the City's Public Comment session on Wednesday, August 4, 2021.

A total of 52 citizens attended the virtual community input meetings and public hearings and 15 comments were received at these meetings. An additional 11 comments were received via e-mail or on the NHSD website comment card system. All comments are included in the Appendix of the Consolidated Plan.

As part of the Homeless Strategic Plan development process, from Nov. 2019 – Feb. 2020, consultant Homebase conducted site visits and attended and facilitated over 50 distinct meetings with hundreds of stakeholders in San Antonio, including:

- Homeless service providers
- Clients and persons with lived experience
- South Alamo Regional Alliance for the Homeless (SARAH)
- San Antonio City Departments
- Bexar County
- City councilmembers
- Outreach workers
- Domestic violence service providers
- Representatives from the criminal justice system
- Faith-based organizations
- Local business sectors, including the Hotel and Tourism industry
- Representatives of local hospital systems and medical service providers
- Representatives of the corrections and judicial systems
- Neighbors and citizens

## 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	URL (If applicable)
1	Community Input Meeting	Non-targeted/broad community	Over 50 people attended virtual community input meetings on the Consolidated Plan and Action and 10 comments were received. Dates of the meetings April 23, 2021; April 27, 2021; and July 14, 2021.	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	URL (If applicable)
2	Internet Outreach/ Survey	<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>	597 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 Meetings	Stakeholders	Over 80 stakeholders from 43 organizations attended facilitated focused working sessions in February and March 2020.	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	URL (If applicable)
5	Public Hearing	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Two Public Hearings were conducted at City Council Chambers on June 16, 2021 and August 4, 2021 in the evening at 5pm at the Public Comment Session. A detailed summary is located in the attachment to the Con Plan.	A complete summary of comments received is included as an attachment to the Con Plan.	All comments were accepted.	
6	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	The City of San Antonio initiated a public comment period on June 2, 2021 through August 4, 2021 to accept comments for the Consolidated Plan and Action Plan. A public notice was issued in English and Spanish in the San Antonio Express News on June 2, 2021, June 27, 2021, and July 20, 2021 and it was also published on the City's website at <a href="http://www.sanantonio.gov/gmainaction">www.sanantonio.gov/gmainaction</a> .	A complete summary of comments received is included as an attachment to the Con Plan.	No Comments were received.	<a href="http://www.sanantonio.gov/gmainaction">www.sanantonio.gov/gmainaction</a>

**Table 5 – Citizen Participation Outreach**

7	Public Meeting	Non-targeted/broad community	Six community input sessions on the Homeless strategic plan were held in various areas of the community. Meetings were advertised online, in newspapers, and on TV news.	A complete summary of all comments received is included as an attachment to this Action Plan.	All comments were accepted.	
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## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

This Needs Assessment reviews data related to population trends, demographics, incomes, poverty levels, and housing problems in the City of San Antonio in order to reveal insights that will guide the City's strategic plan for use of available funding. Furthermore, the Needs Assessment examines data related to sub-populations of San Antonians who are likely to face greater housing needs when compared to the general population, including racial and ethnic minority populations, persons living in or on a waitlist for public housing, homeless persons, and persons living with HIV/AIDS. The Needs Assessment concludes with a review of non-housing community development needs, including the need for public facilities, public improvements, and public services.

**Data** - The additional data included in this Needs Assessment is intended to supplement the data provided by HUD. Whenever possible, the additional data references the most recent U.S. Census data that is available; specifically, the five-year estimates (2015-2019) from the American Community Survey. Furthermore, where even more up-to-date data was available, such as data related to homes sales prices and asking rents, the Needs Assessment also references that data. In some instances, the best available data references the San-Antonio-New Braunfels Metropolitan Statistical Area (MSA), rather than the City of San Antonio exclusively; in such instances, the narrative or maps will note that the data relates to the MSA. Maps are also utilized to help add additional detail and nuance to the story told by the raw numbers. PolicyMap.com is the primary source for the maps because PolicyMap.com is able to generate maps using the same vintage of ACS data that is used throughout the Needs Assessment to supplement the pre-populated tables.

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

### Summary of Housing Needs

The following key factors are impacting the housing needs for San Antonio residents in general:

- **Wages are significantly lower than the national average** – As of May 2020, the average hourly wage for a worker in the San Antonio-New Braunfels metropolitan statistical area (MSA) is about 12% lower than the national average. In the past, San Antonio housing costs have also been lower than the national average, which lessened the negative impact of lower-than-average wages; however, housing costs in the City are now rising.
- **Educational attainment is lower than the national average** – Approximately 82% of adults in San Antonio graduated from high school, which is 6 percentage points lower than the national average of 88%. Less than 20% of residents have earned a bachelor's degree or higher (16.6%). As both homes sales prices and rents continue to increase, many workers without a college degree who are limited to unskilled work (and the accompanying lower wages) may find it difficult to earn wages that keep up with rising housing costs.
- **Home sales prices are rising at higher rates than income** - Median home price-to median income ratios have steadily increased in the San Antonio-New Braunfels MSA. In 1990, the median home price-to median income ratio was 2.37. Generally, a price-to-income ratio of 2.6 or lower is considered healthy. However, as of 2020, the San Antonio-New Braunfels MSA price-to-income ratio has risen to 4.00. In other words, it would take 4 years of median household income to purchase the median-priced home.
- **Apartment construction is declining, which may lead to rising rents** – To date, apartment rents in the San Antonio apartment market have been lower than the national average, with a \$992 median rent in San Antonio compared to the national average of \$1,045. Moreover, while rents in the San Antonio-New Braunfels housing market have steadily increased over the past five years between 2.79% and 4.45% (depending on unit type), the rise has not been dramatic. However, in the upcoming years as the City's population continues to increase, a lack of available inventory may lead to substantially higher rental prices. Moody's Analytics anticipates that completions of new apartment units will slow down dramatically over the next four years. For example, an average of 4445 apartment units were completed during 2016-2020, but Moody's Analytics anticipates production to drop by half during 2021-2025 (2107 units constructed per year).
- **Over half of the housing stock was built before 1990** – When compared to the other MSAs in the State, the San Antonio-New Braunfels MSA's housing stock is significantly older. Fifty-three (53%) of all housing units were built before 1990. When examining age of the housing stock by tenure, a slightly higher percentage of renter-occupied housing units were built before 1990 (56%) as compared to owner-occupied housing units (50%). While an aging rental housing stock often provides access to lower rents for low- and moderate-income households due to the lack the modern amenities, if this housing

stock is not maintained appropriately, its condition can deteriorate to the point that the housing provided will no longer be safe and decent. Similarly, where aging owner-occupied housing units are inhabited by low- and moderate-income households, these owners may not be able afford to make major repairs to aging major systems, including the roof, HVAC, plumbing and electrical systems. Thus, without appropriate repairs, these owner-occupied housing units will also degrade to the point that the housing become unsafe or even uninhabitable.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	1,319,492	1,461,620	11%
Households	454,189	494,255	9%
Median Income	\$43,087.00	\$49,711.00	15%

**Table 6 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

HUD also requires discussion of broadband needs of low- and moderate-income households based on analysis of data.

A Report on Digital Connectivity Capabilities in San Antonio and Bexar County conducted by the University of Texas at San Antonio in 2020 found that internet access in San Antonio is determined by geographic distributions of race and income. The report included a survey of 6,048 respondents. The majority of survey participants, or 81%, reported to have access to internet in their homes through a router only, or router and mobile phone/hot-spot. Ten percent (10%) only have access to the internet through a mobile phone/hot-spot, five percent (5%) don't have any access at home, and two percent (2%) reported other means of accessing the internet, such as local hot-spots, library, satellite, or other forms of non-purchased internet. However, reviewing the responses by council district, the data shows that respondents from council districts 6 through 10 have in home broadband at rates between eighty-two percent (82%) and ninety-four percent (94%). While council districts 1 through 5 have in home broadband rates between sixty-two percent (62%) and seventy-seven percent (77%). That is a thirty-two percent (32%) difference between the most and least connected council districts.

Income is an important factor in assessing the San Antonio-Bexar County digital divide especially when counting low to very low-income households. In very low-income households, where incomes fall below \$20,000, forty-eight percent (48%) report that they do not have an internet connection in their home; and those with low household incomes, earning between \$20,000 and \$39,000 annually, report that twenty-seven percent (27%) do not have an internet connection in their home.

Currently, the City along with Bexar County, and Digital Inclusion Alliance, a non-profit organization dedicated to equitable digital inclusion, are working together to develop a comprehensive Digital Inclusion Strategy for San Antonio and Bexar County to address digital

infrastructure and access needs. They recently hired a consultant to assist with this process. The City's Office of Innovation leads the City's digital inclusion efforts.

## **Demographics, Number of Households and Related Maps**

### *Summary of Data Insights*

The San Antonio population is 1,508,082 and continues to grow at a steady pace. In fact, according to a 2021 HUD PD&R Housing Market Profile for the San Antonio-New Braunfels MSA, San Antonio was the seventh most populous city in the nation and "had the second largest nationwide population increase among cities, up by 17,250 people, or 1.1 percent, from July 2018 to July 2019."

By comparing the ***Estimated number of people per square mile between 2015-2019 map*** to the maps that depict the concentration of single person vs. multiple person households, it shows that the Near Westside has relatively high population density (i.e. number of people per square mile) but a relatively lower number of households. Thus, the density appears to be due to larger household sizes, as evidenced by the maps that depict the concentration of 4 or more person households.

The ***Predominant racial or ethnic group between 2013-2017 map*** shows that a significant portion of the City is heavily segregated by race and/or ethnicity. Specifically, the predominant ethnic group in the Near Westside and Southwest areas of the City is Hispanic (more than 90%), while the population of the Far Northside is predominantly non-Hispanic White persons. Additionally, there are several census tracts in the Near Eastside and Far Eastside areas of the City where the predominant racial group is Black/African American persons.

The following maps are used to supplement the analysis of the City's population:

- **Map A1:** Estimated number of people per square mile between 2015-2019
- **Map A2:** Estimated number of households between 2015-2019
- **Map A3:** Estimated percent of households that are 1-person households between 2015-2019
- **Map A4:** Estimated percent of households that are 2-person households between 2015-2019
- **Map A5:** Estimated percent of households that are 3-person households between 2015-2019
- **Map A6:** Estimated percent of households that are 4 or more person households between 2015-2019 (*Note: This map is shaded to only show those census tracts where the concentration of 4 or more person households is greater than 30%.*)
- **Map A7:** Predominant Racial or Ethnic Group between 2013-2017

*Data Sources for Summary of Data Insights and Key Data:* U.S. Census, American Community Survey 2015-2019; HUD PD&R Housing Market Profile for San Antonio-New Braunfels (as of January 1, 2021); REIS by Moody's Analytics, San Antonio Apartment Market (June 2021).

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	73,980	63,260	91,165	47,345	218,500
Small Family Households	23,220	24,515	38,010	20,300	107,325
Large Family Households	7,165	7,445	11,250	5,900	22,020
Household contains at least one person 62-74 years of age	14,039	11,679	16,895	8,720	44,885
Household contains at least one person age 75 or older	8,750	8,184	9,884	4,865	16,535
Households with one or more children 6 years old or younger	15,194	13,190	18,225	8,175	26,810

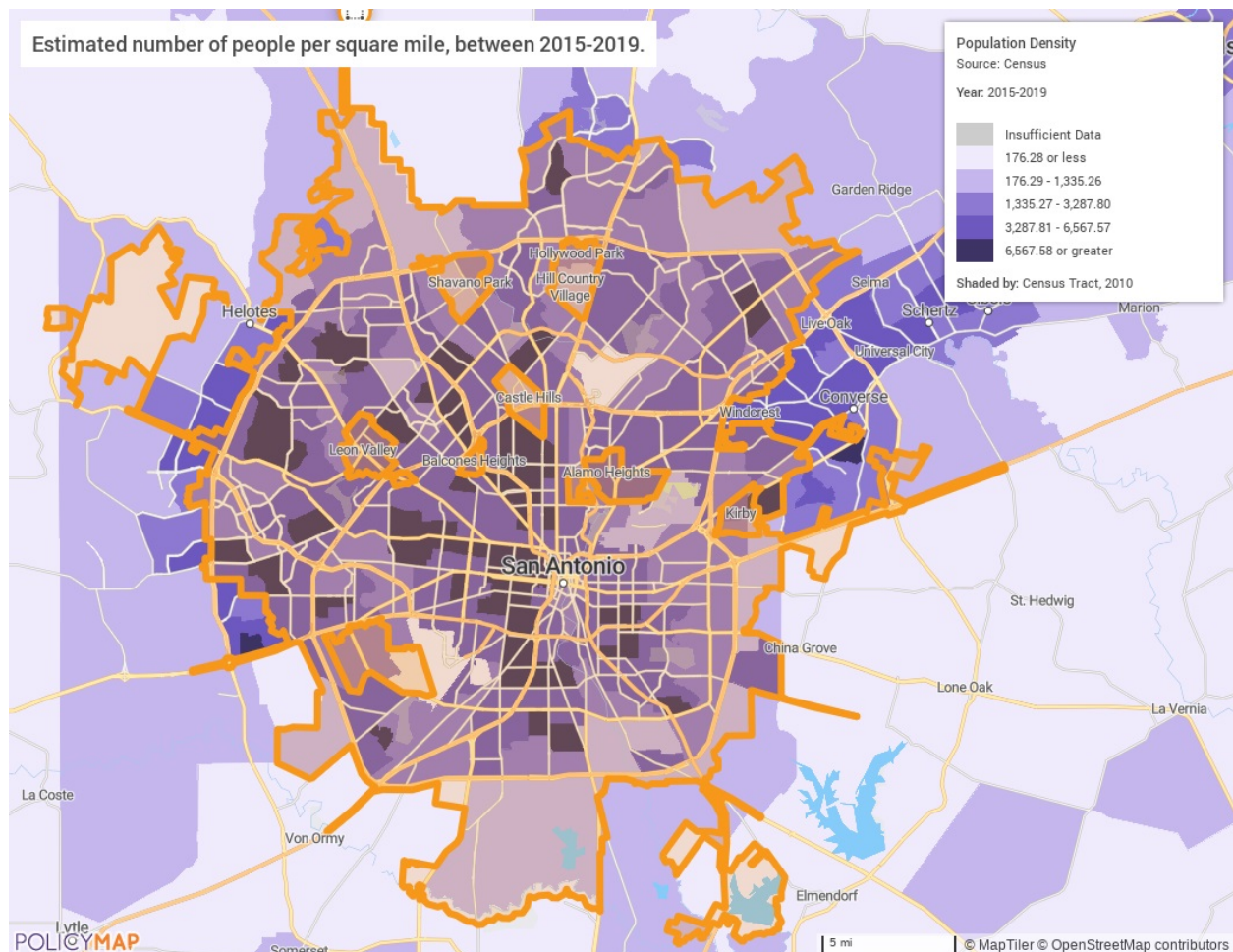
**Table 7 - Total Households Table**

**Data Source:** 2013-2017 CHAS

## Key Data

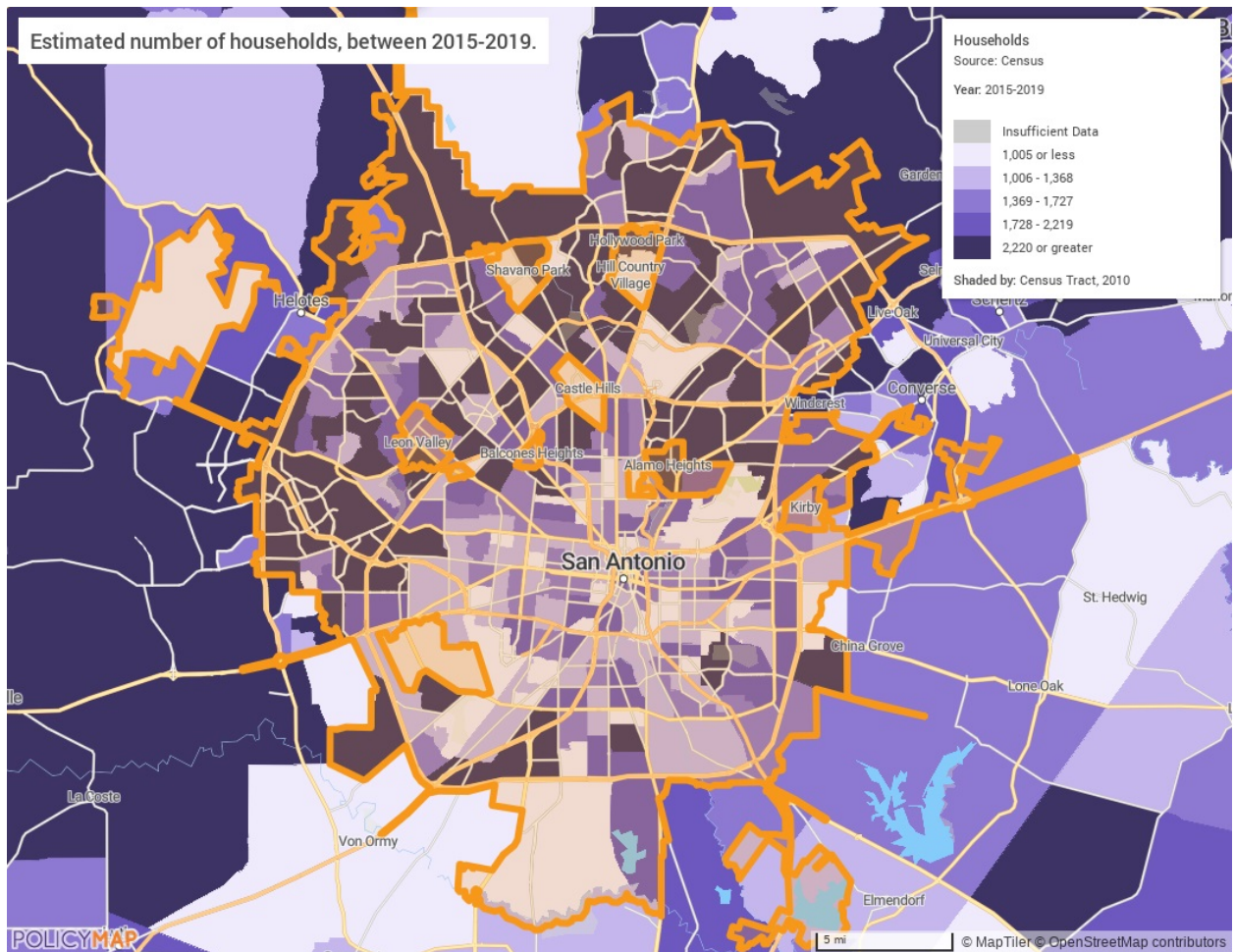
- **San Antonio Population by Age** - The median age in San Antonio is 33.6, which is slightly less than the statewide median age of 34.6. One quarter of the population is under 18 years of age and 12% of the population is age 65 years and older.
- **Racial Composition** - 80.3% of San Antonio residents identify themselves as White, 7.0% of residents identify themselves as Black or African American, and 2.8% of residents identify themselves as Asian. Slightly over 64% of San Antonio residents identify their ethnicity as Hispanic or Latino (of any race).
- **Place of Birth** - Approximately 83% of San Antonio residents were born in the United States. The majority of residents who were born in the United States were also born in Texas (65%), while 18.4% of residents were born in another state.
- **Foreign Born Residents** - Approximately 14.3% of San Antonio residents, or 215,937 persons, are foreign born. Of those foreign-born residents, 38.8% are naturalized U.S. citizens and 61.2% are not U.S. citizens.
- **Languages Spoken** - Nearly 43% of residents report speaking a language other than English at home, with 38.8% of residents reporting that they speak Spanish at home and 1.8% of residents reporting speaking other Indo-European languages at home.
- **Household Types** - Married-couple families constitute the most common type of household in the City (41.7%). Households composed of a female householder with no spouse/partner present are the second most prevalent type of household (32.1%). The average household size is 2.96 and the average family size is 3.78.

- **Disability Status** - The percentage of San Antonio's population that is disabled (14.6%) is higher than the statewide percentage of 11.5%.
- **Extremely Low-, Low- and Moderate-Income Households** - The City has very few census tracts where extremely low-income households are concentrated (i.e., where more than 35% of households in the census tract are extremely low income). However, all of these census tracts are inside Loop 410. Similarly, high concentrations of low- and moderate-income households are also clustered inside Loop 410.
- 

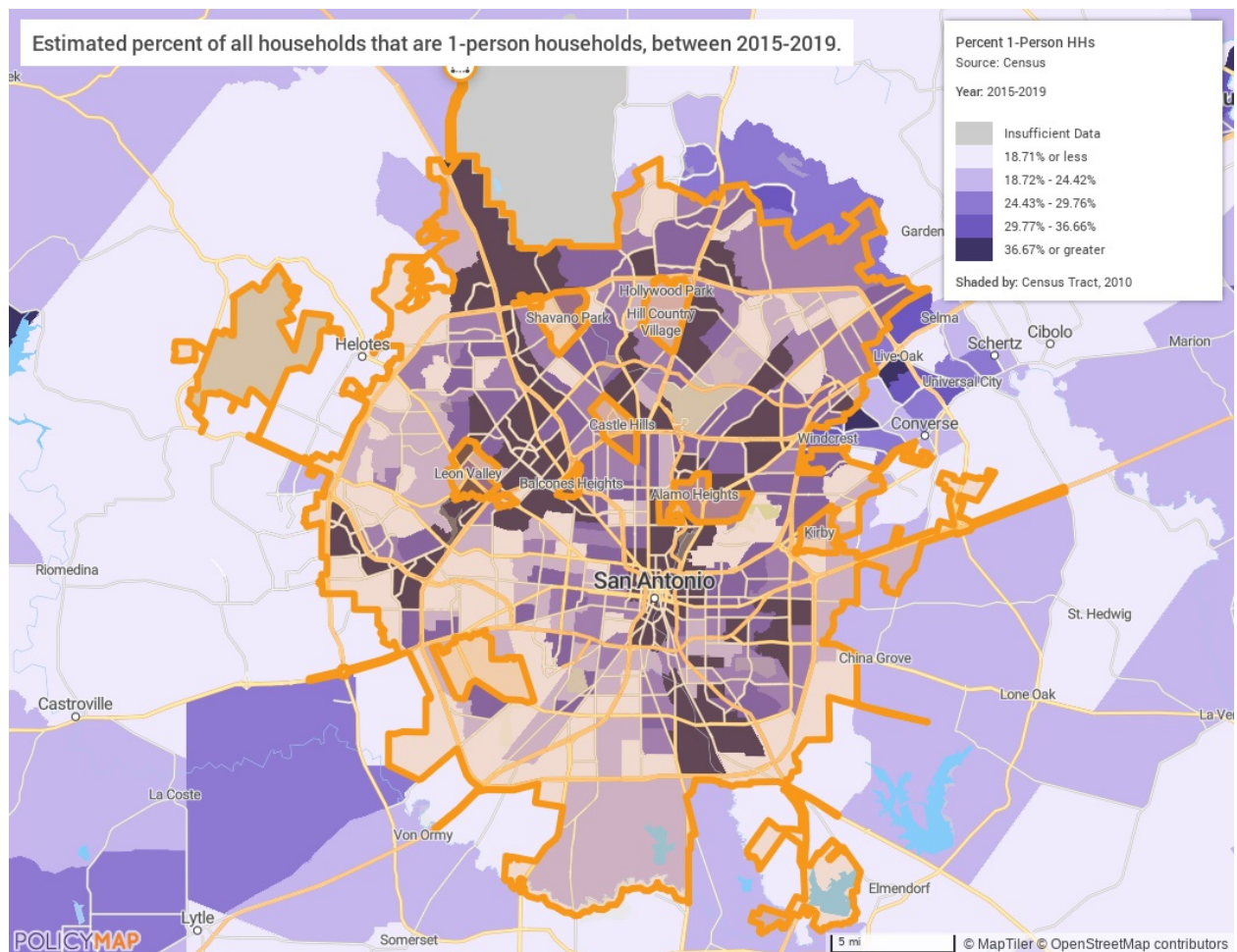


**Map A1: Estimated number of people per square mile between 2015-2019**

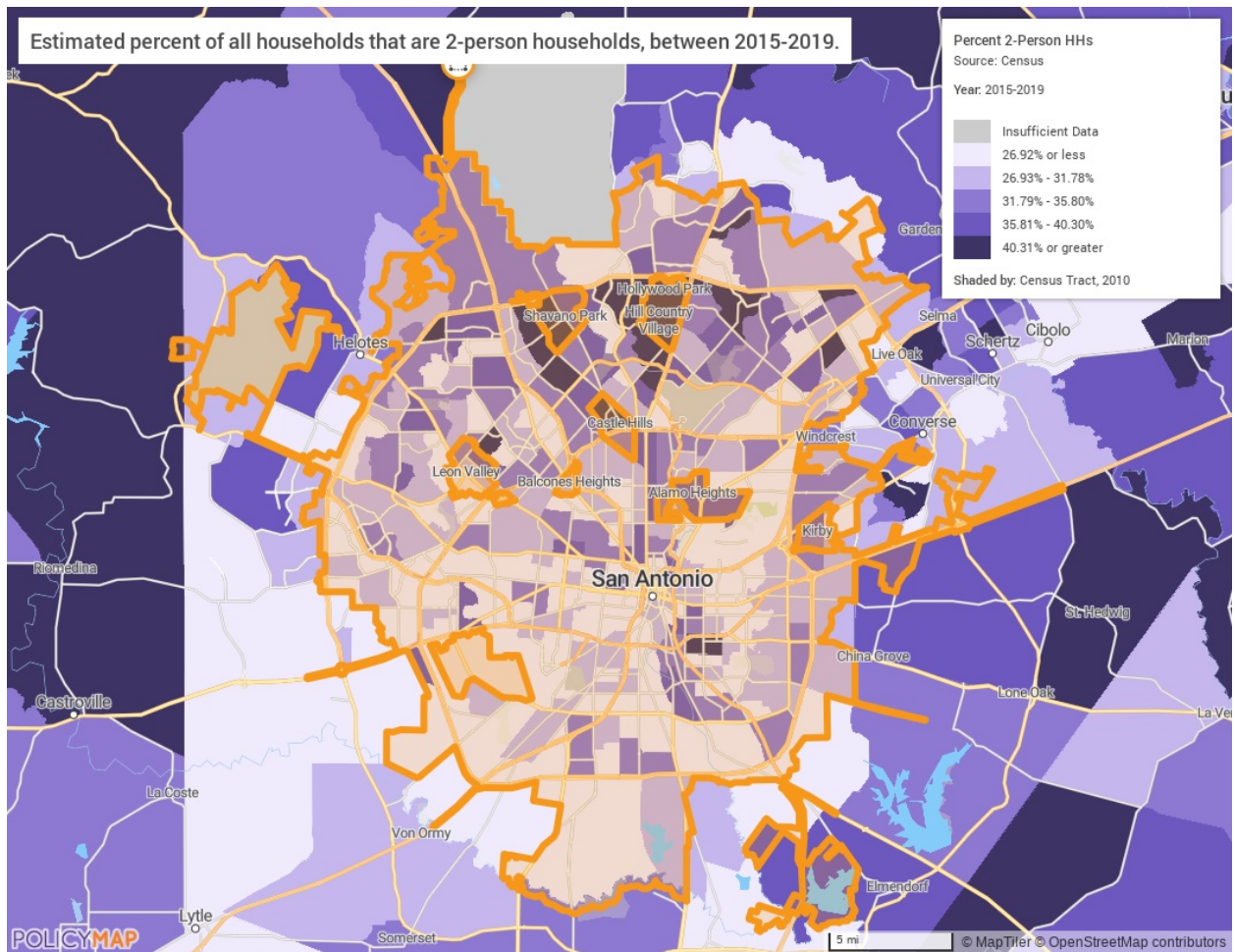




**Map A2: Estimated number of households between 2015-2019**

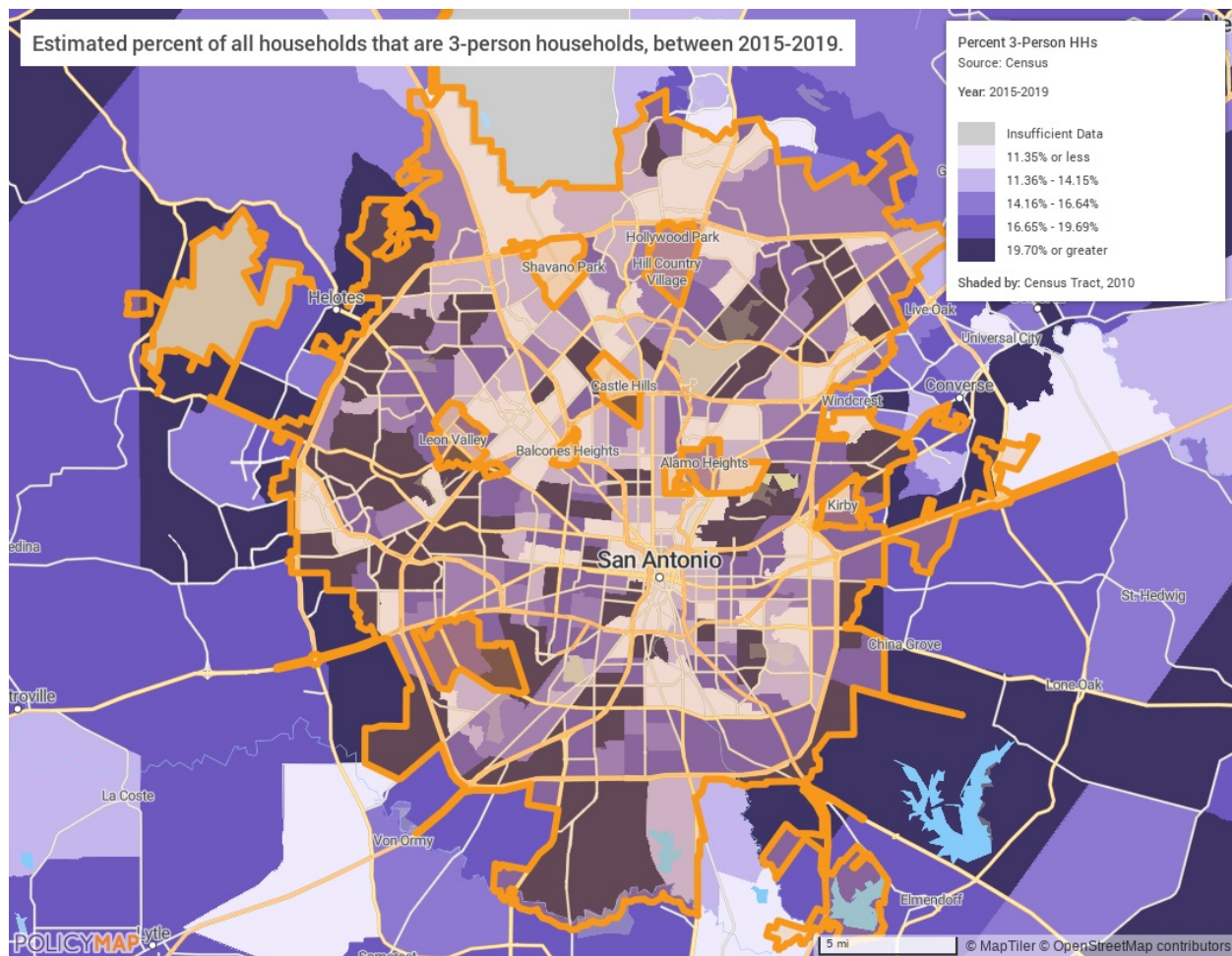


**Map A3: Estimated percent of households that are 1-person households between 2015-2019**

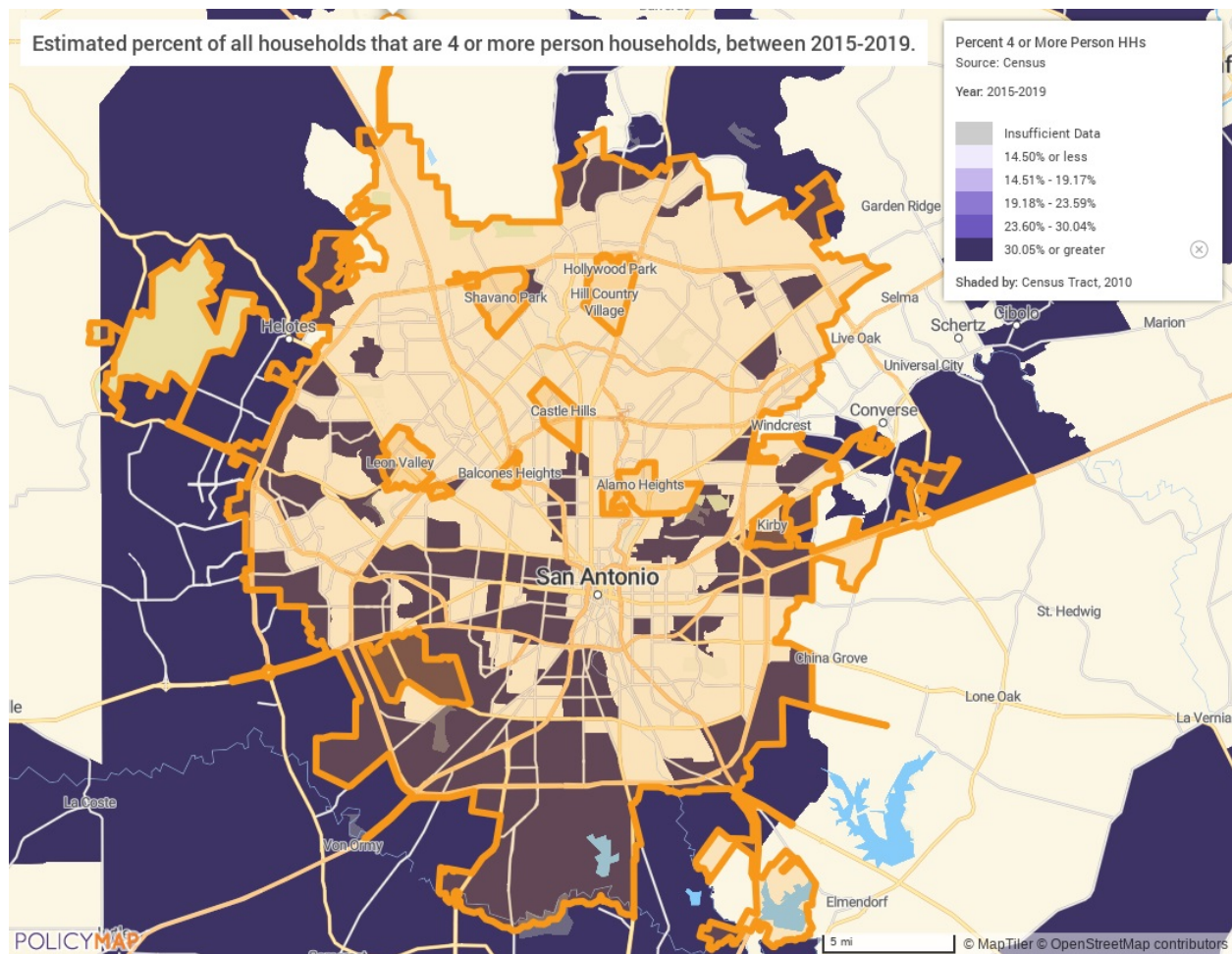


**Map A4: Estimated percent of households that are 2-person households between 2015-2019**





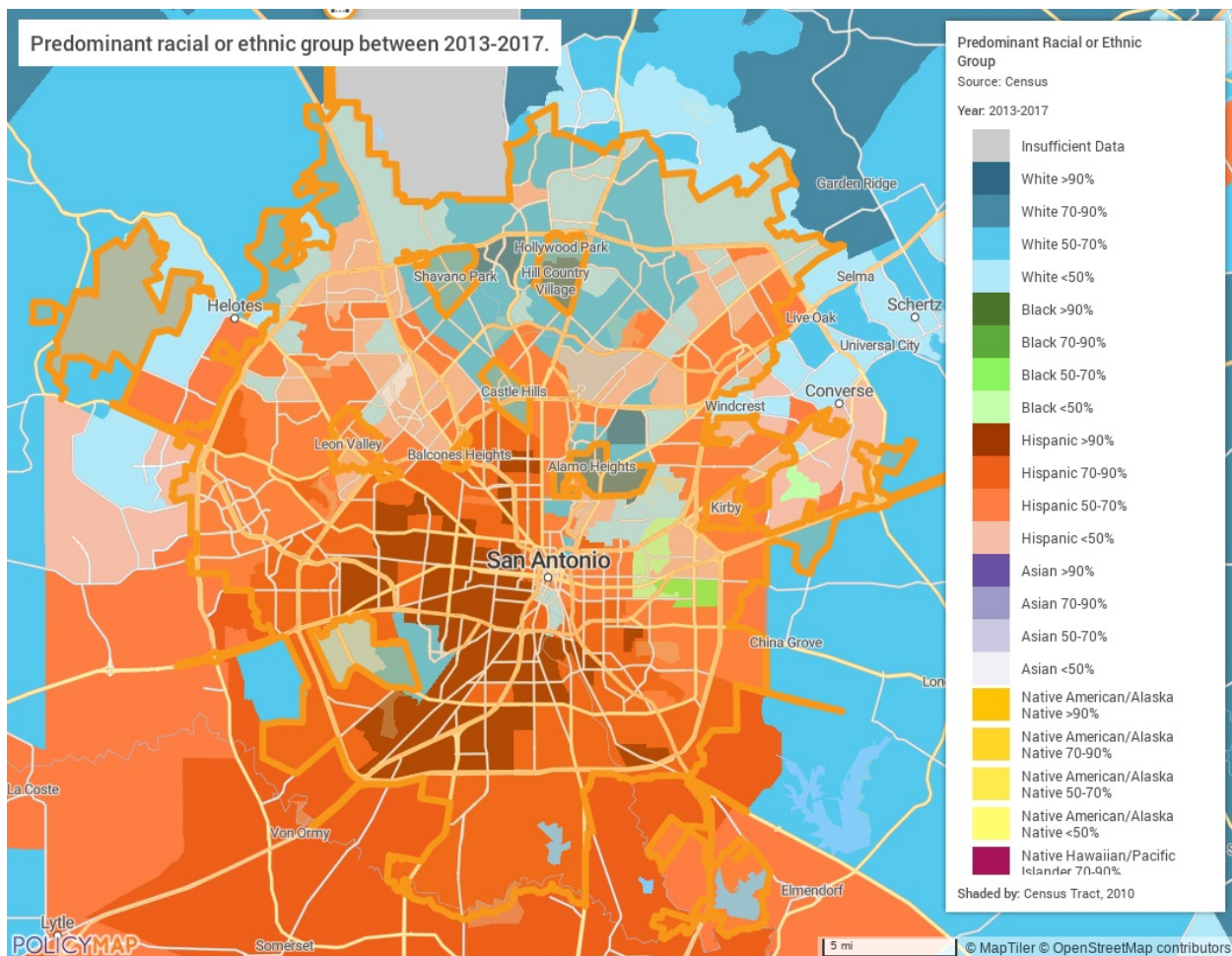
**Map A5: Estimated percent of households that are 3-person households between 2015-2019**



**Map A6: Estimated percent of households that are 4 or more person households between 2015-2019**

**Note: Map A6**

*This map is shaded to only show those census tracts where the concentration of 4 or more person households is greater than 30%.*



**Map A7: Predominant Racial or Ethnic Group between 2013-2017**

## Median Household Income and Related Maps, Tables, and Graphics

### *Summary of Data Insights*

The median household income for San Antonio was \$52,455 as of 2015-2019. According to the Harvard Joint Center for Housing Studies tabulations of US Census Bureau, American Community Survey 2019 1-Year Estimates, the median income for the San Antonio-New Braunfels MSA was approximately \$61,000, which was lower than the Houston-The Woodlands-Sugar Land MSA (\$69,000), the Dallas-Fort Worth-Arlington MSA (\$71,000) and the Austin-Round Rock MSA (\$80,000).

The ***Estimated Median Household Income map*** shows that, for the vast majority of households living within Loop 410, their median household income is between \$20,000-\$50,000. Households with incomes above \$50,000 are primarily living North of Loop 410. Additional maps are included to show the level of concentration of extremely low-, very low-, low-, moderate- and high-income households. The ***Income and benefits table*** provides further detail into the breakdown of incomes earned by City residents.



The ***Average hourly wages for selected occupations graphic*** and ***Average annual spending and percent distribution for selected categories graphic*** are included to provide further context to the identified issue of lower-than-average wages earned by City residents. Furthermore, the graphic related to annual expenditures demonstrates that a worker earning \$58,622, which is slightly more than the city median income of \$52,455, would be housing-cost burdened, based on estimates of average annual expenditures.

The ***Estimated percent change in the median income of a household between 2000 and the period of 2015-2019 map*** provides fascinating insight into the many areas of the city that have seen dramatic increases in median household income since 2000; whereas a limited number of areas have seen no growth in median income. Specifically, median incomes in Downtown and in nearly all of the close-in areas that ring Downtown have risen by over 40% since 2000. The Near Westside is the lone exception, which has experienced income growth closer to 20-40% since 2000, with a few census tracts experiencing no income growth over the same time period. An additional area of concern is the census tracts in the Near Eastside and Eastside that also experienced no income growth over the same time period.

Job losses due to the COVID-19 pandemic are a concern for the City as it pertains to household income. According to the HUD PD&R Housing Market Profile for San Antonio-New Braunfels, “economic contraction in the San Antonio HMA during the past year reversed a decade-long trend of strong nonfarm payroll job growth.” Specifically, “the leisure and hospitality sector led job losses, contracting by 11,900 jobs or 8.5 percent, to 128,200.”

The following maps, table, and graphics are used to supplement the analysis of the City’s median income:

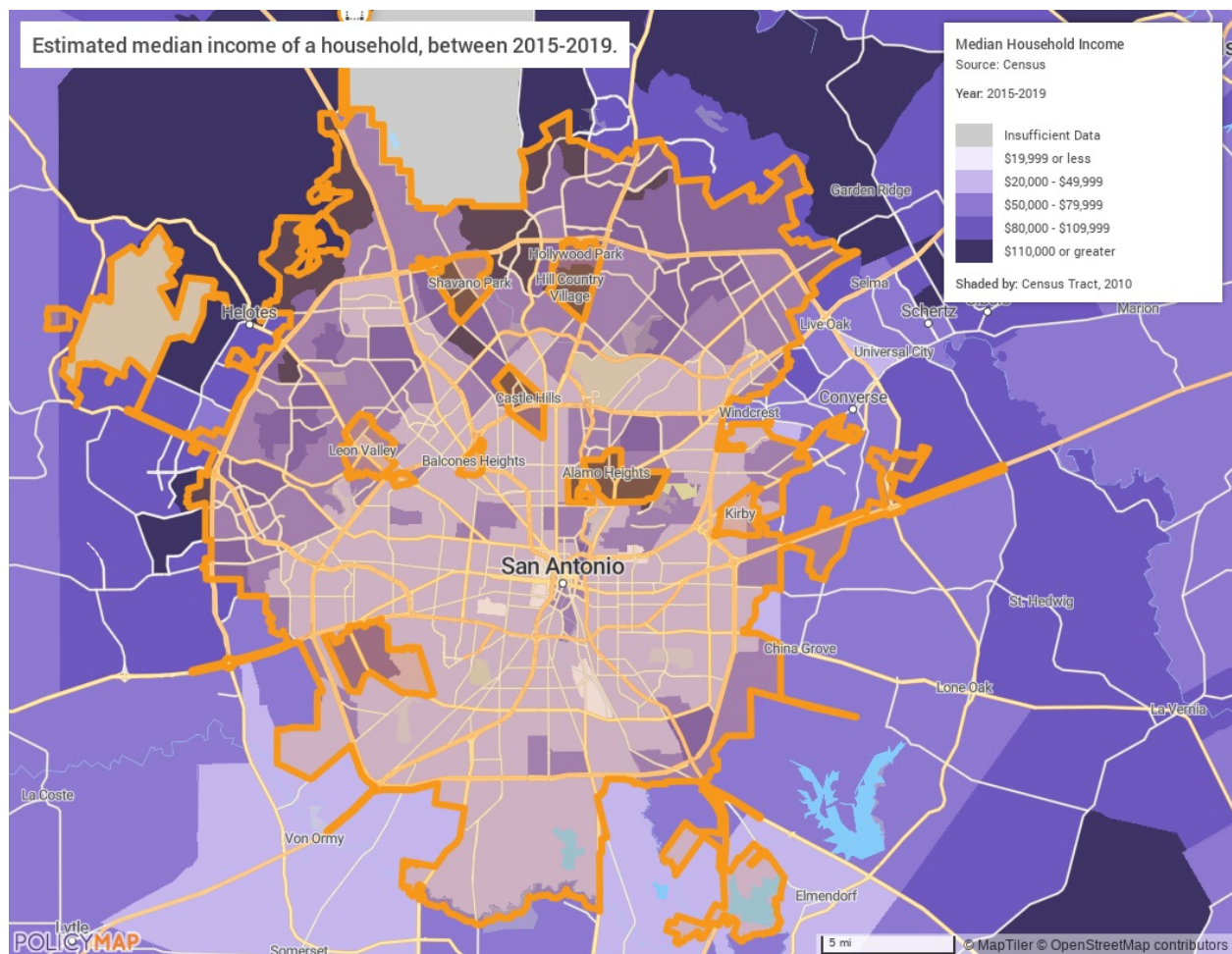
- **Map B1:** Estimated median household income
- **Map B2:** Estimated percent change in the median income of a household between 2000 and the period of 2015-2019
- **Map B3:** Local Median Household Income as a share of Area Median Household Income between 2014-2018 – Extremely Low-Income Households
- **Map B4:** Local Median Household Income as a share of Area Median Household Income between 2014-2018 – Very Low-Income Households
- **Map B5:** Local Median Household Income as a share of Area Median Household Income between 2014-2018 – Low-Income Households
- **Map B6:** Local Median Household Income as a share of Area Median Household Income between 2014-2018 – Moderate-Income Households
- **Map B7:** Local Median Household Income as a share of Area Median Household Income between 2014-2018 – High-Income Households
- **Graphic B8:** Average hourly wages for selected occupations
- **Graphic B9:** Average annual spending and percent distribution for selected categories
- **Table B10:** Income and benefits table

*Data Sources for Summary of Data Insights:* U.S. Census, American Community Survey 2015-2019; Harvard Joint Center for Housing Studies tabulations of US Census Bureau, American Community Survey 2019 1-Year Estimates

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

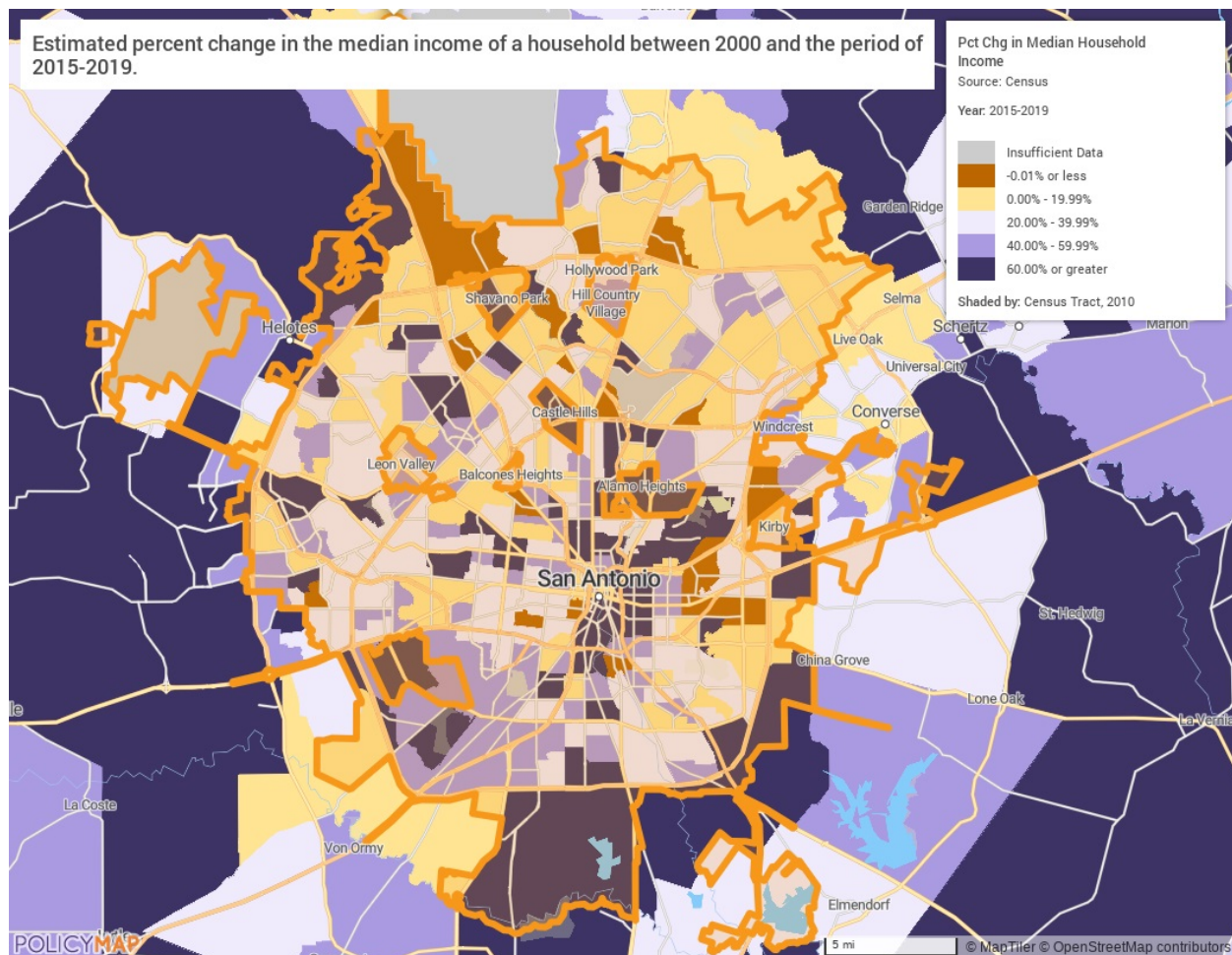
*Data Source for Table:* U.S. Census, American Community Survey 2015-2019

*Data Source for Graphics:* Bureau of Labor Statistics, San Antonio Area Summary (updated June 8, 2021)

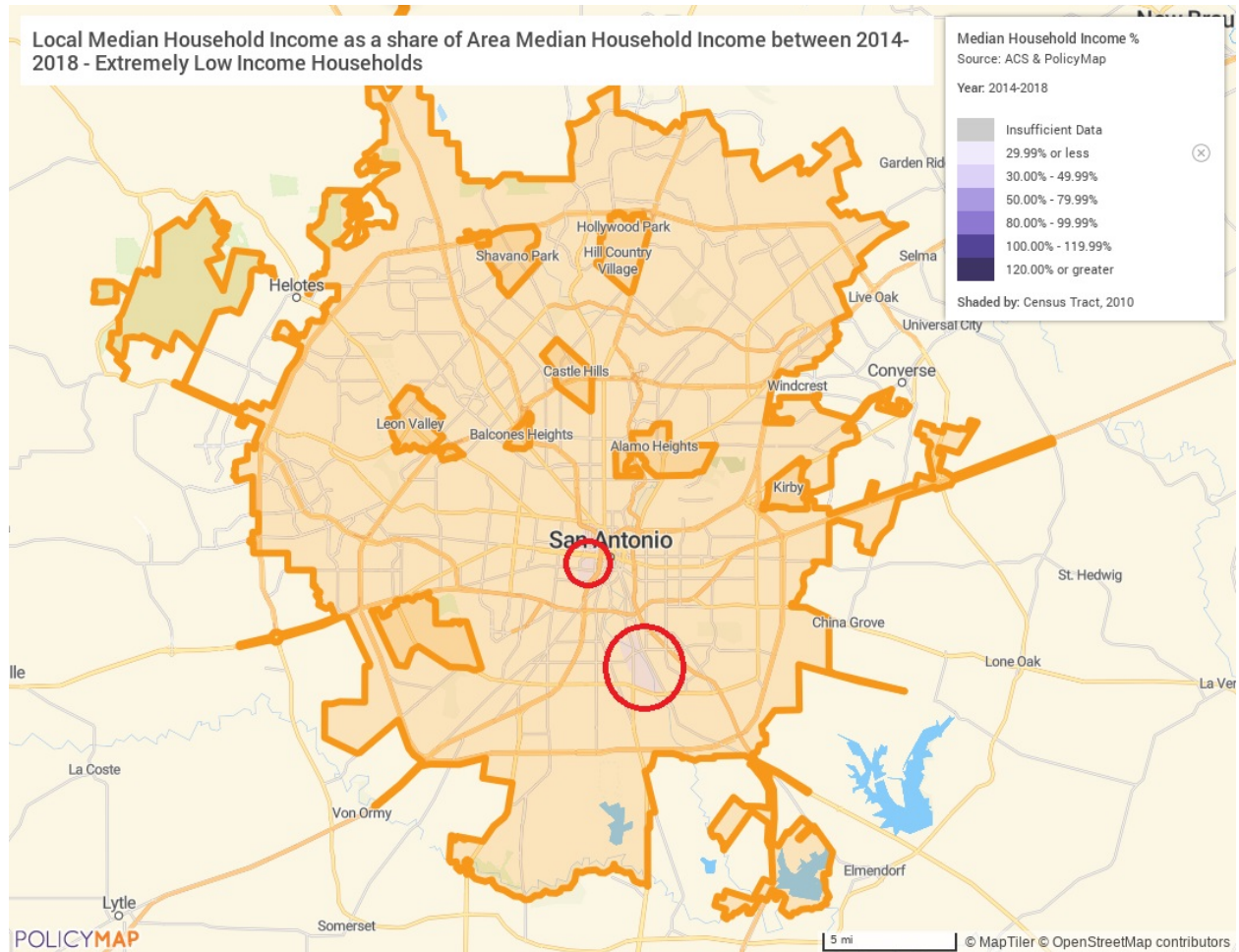


**Map B1: Estimated median household income**

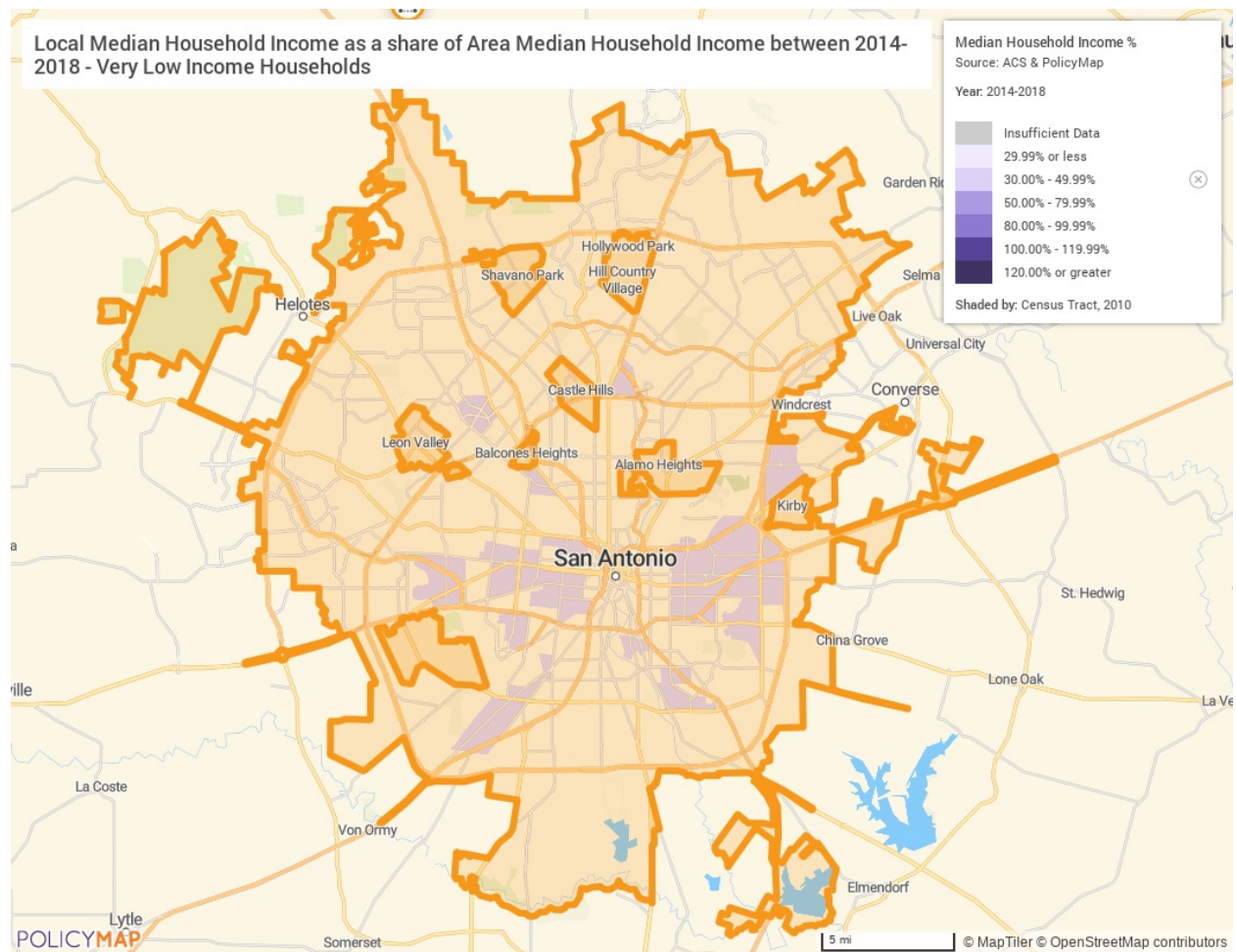




**Map B2: Estimated percent change in the median income of a household**

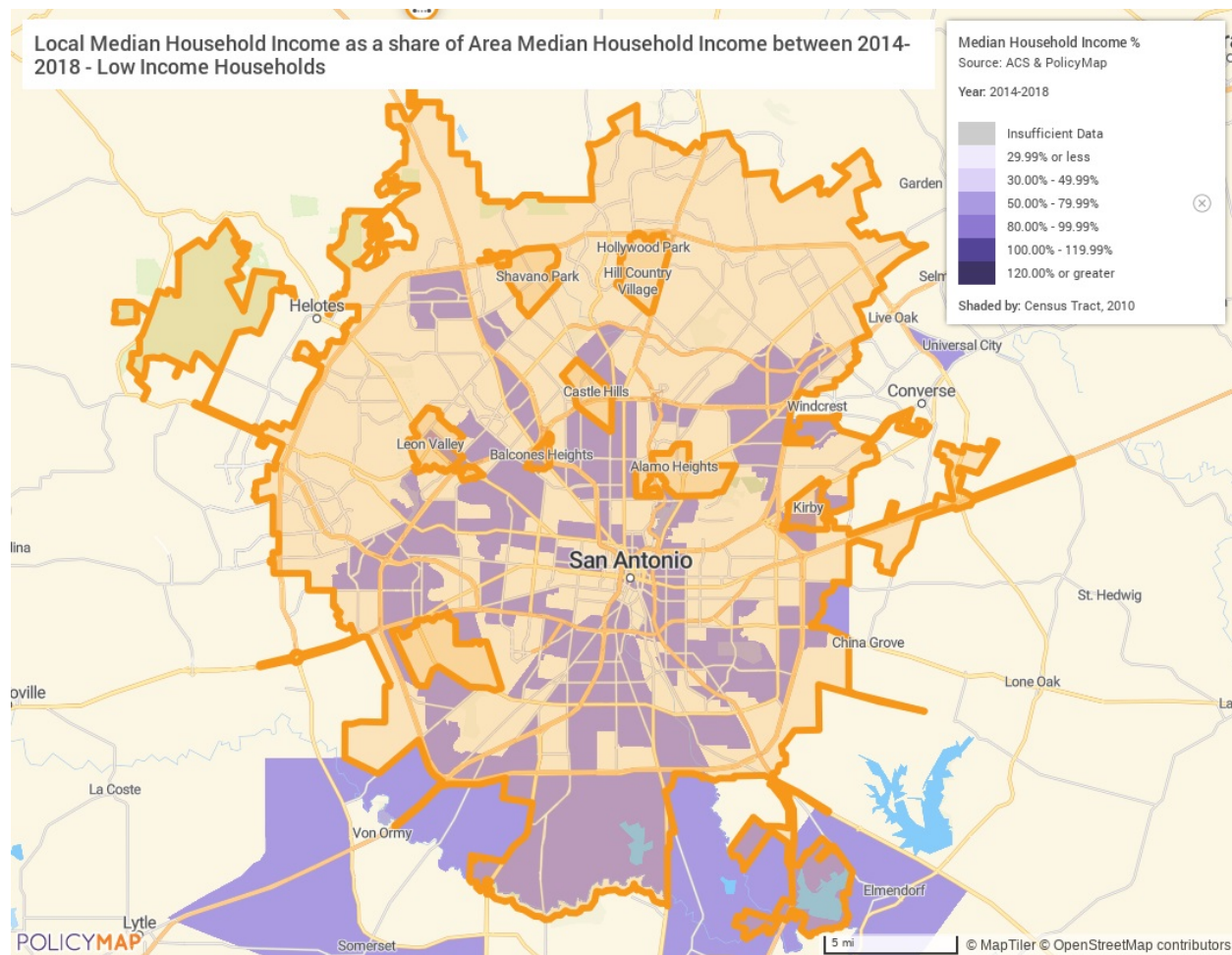


**Map B3: Local Median Household Income, Extremely Low-Income Households**

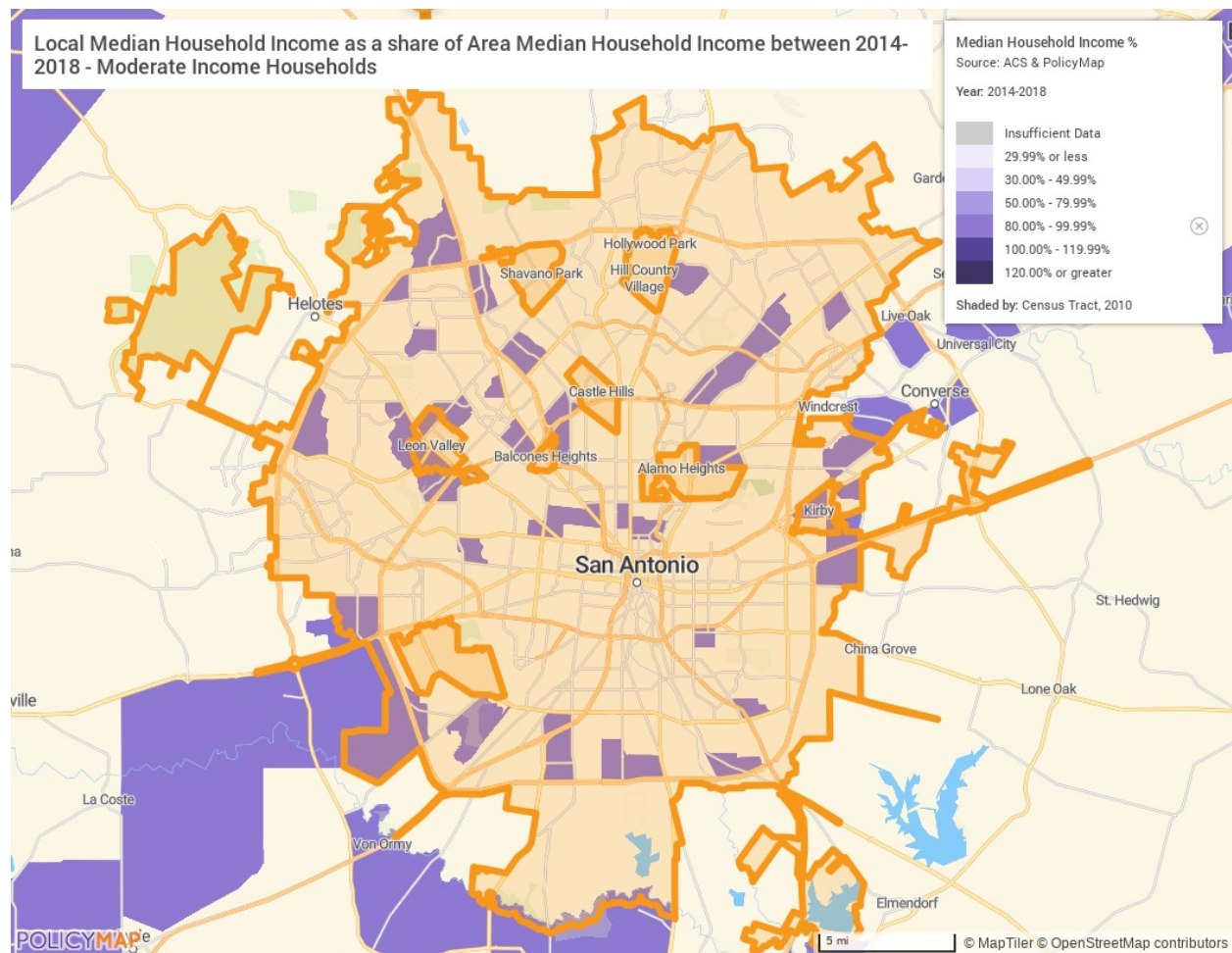


**Map B4: Local Median Household Income, Very Low-Income Households**

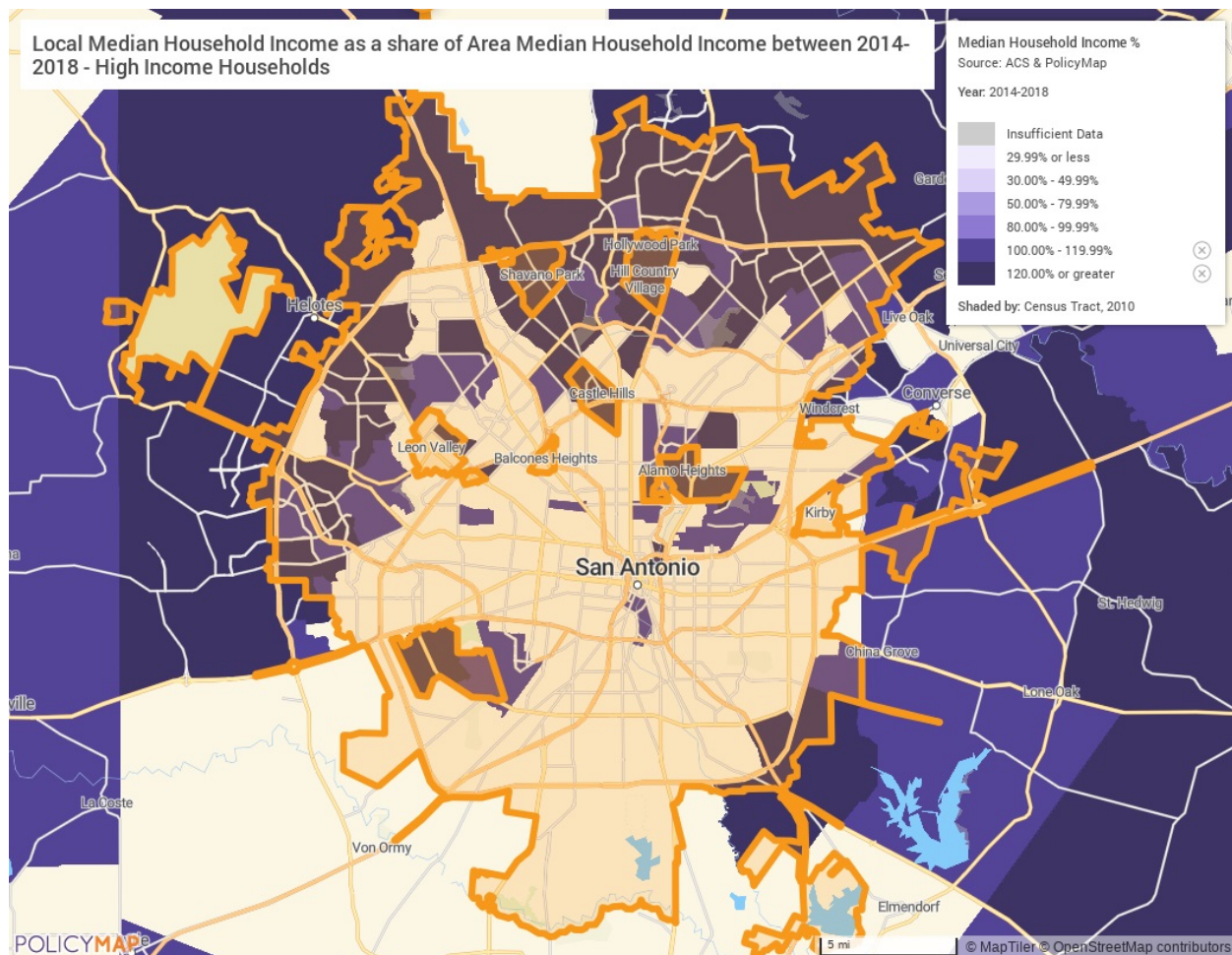




**Map B5: Local Median Household Income, Low-Income Households**



**Map B6: Local Median Household Income, Moderate-Income Households**



**Map B7: Local Median Household Income, High-Income Households**



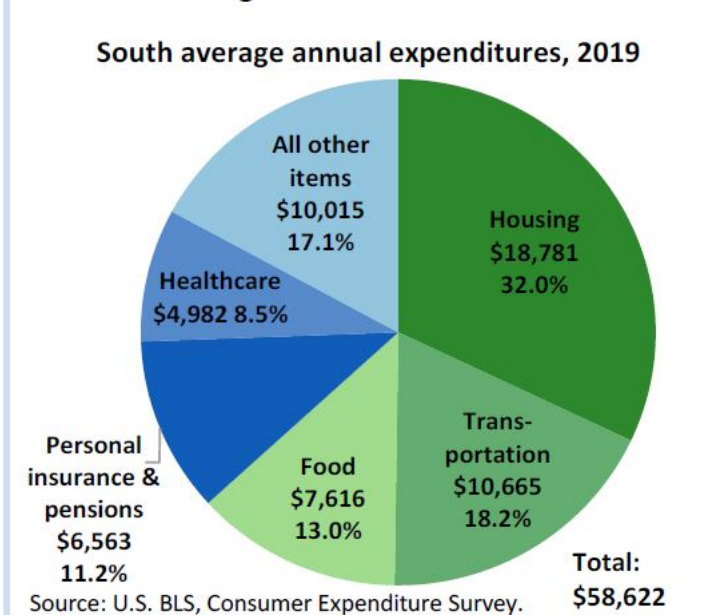
Average hourly wages for selected occupations

Occupation	San Antonio Area	United States
All occupations	\$23.81	\$27.07
Human resources managers	61.43	64.70
Registered nurses	36.11	38.47
Accountants and auditors	35.76	39.26
Construction laborers	16.05	20.67
Retail salespersons	13.97	14.87
Cooks, fast food	11.03	11.68

Source: U.S. BLS, Occupational Employment and Wage Statistics, May 2020.

**Graphic B8: Average hourly wages for selected occupations**

Average annual spending and percent distribution for selected categories



**Graphic B9: Average annual spending and percent distribution for selected categories**

INCOME AND BENEFITS (IN 2019 INFLATION-ADJUSTED DOLLARS)						
Total households	9,691,647	9,691,647	636,245	636,245	501,400	501,400
Less than \$10,000	593,067	6.1%	44,013	6.9%	39,657	7.9%
\$10,000 to \$14,999	388,668	4.0%	27,062	4.3%	24,163	4.8%
\$15,000 to \$24,999	861,484	8.9%	60,148	9.5%	52,284	10.4%
\$25,000 to \$34,999	897,023	9.3%	62,707	9.9%	53,198	10.6%
\$35,000 to \$49,999	1,213,519	12.5%	83,684	13.2%	70,228	14.0%
\$50,000 to \$74,999	1,706,490	17.6%	120,393	18.9%	95,390	19.0%
\$75,000 to \$99,999	1,212,675	12.5%	81,563	12.8%	60,491	12.1%
\$100,000 to \$149,999	1,454,569	15.0%	88,531	13.9%	62,428	12.5%
\$150,000 to \$199,999	645,429	6.7%	34,115	5.4%	22,712	4.5%
\$200,000 or more	718,723	7.4%	34,029	5.3%	20,849	4.2%
Median household income (dollars)	61,874	(X)	57,157	(X)	52,455	(X)
Mean household income (dollars)	87,260	(X)	78,311	(X)	70,778	(X)

**Table B10: Income and benefits table**

## Poverty and Related Maps

### *Summary of Data Insights*

In 2019, the federal poverty level was \$12,490 for a single person household and \$25,750 for a household of 4. Census tracts with high poverty rates (i.e. more than 30% of population living in poverty) are concentrated primarily in the City's urban core. The ***Estimated percent of all people that are living in poverty as of 2015-2019 map*** demonstrates that very few census tracts in the far Northern regions of the City have high concentrations of poverty. According to [www.PolicyMap.com](http://www.PolicyMap.com), there are 11 census tracts in the city where more than 40% of the population is living in poverty. The ***High poverty census tracts and location of subsidized housing map*** shows the location of these census tracts along with the location of subsidized housing projects in the City. In many instances, the presence of one or more subsidized housings projects did not appear to tip the scales in the census tract such that it is considered a high poverty census tract. However, the significant concentration of public housing and LIHTC units in the Near Westside, Southeast, and Near Eastside areas may be a contributing factor in the lower overall median income in those census tracts.

The following maps are used to supplement the analysis of the City's poverty levels:

- **Map C1:** Estimated percent of all people that are living in poverty as of 2015-2019
- **Map C2:** Estimated percent of all Black or African American people who were living in poverty as of 2015-2019
- **Map C3:** Estimated percent of all Hispanic or Latino people who were living in poverty as of 2015-2019
- **Map C4:** High poverty census tracts and location of subsidized housing

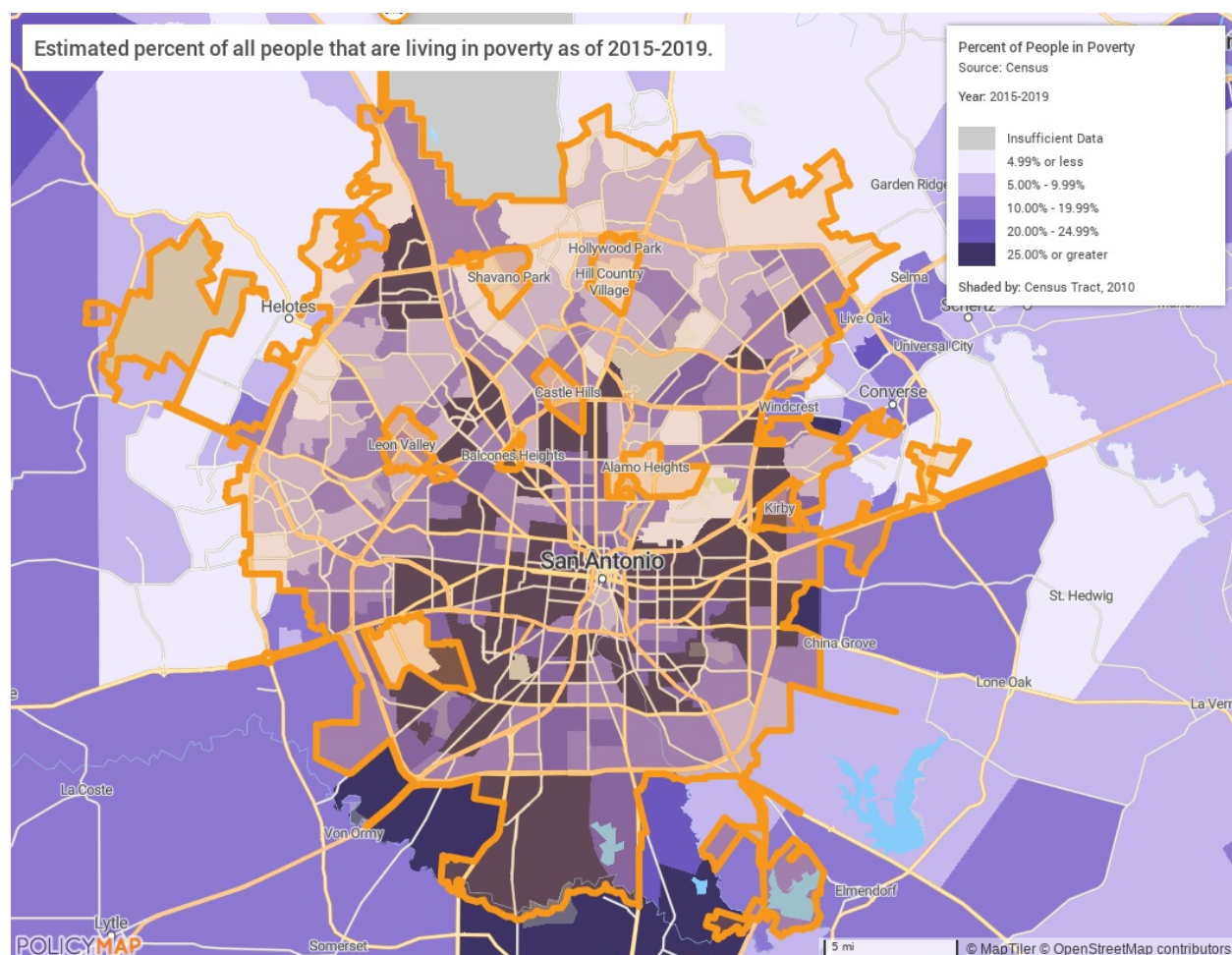
*Data Sources for Summary of Data Insights and Key Data:* U.S. Census, American Community Survey 2015-2019

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

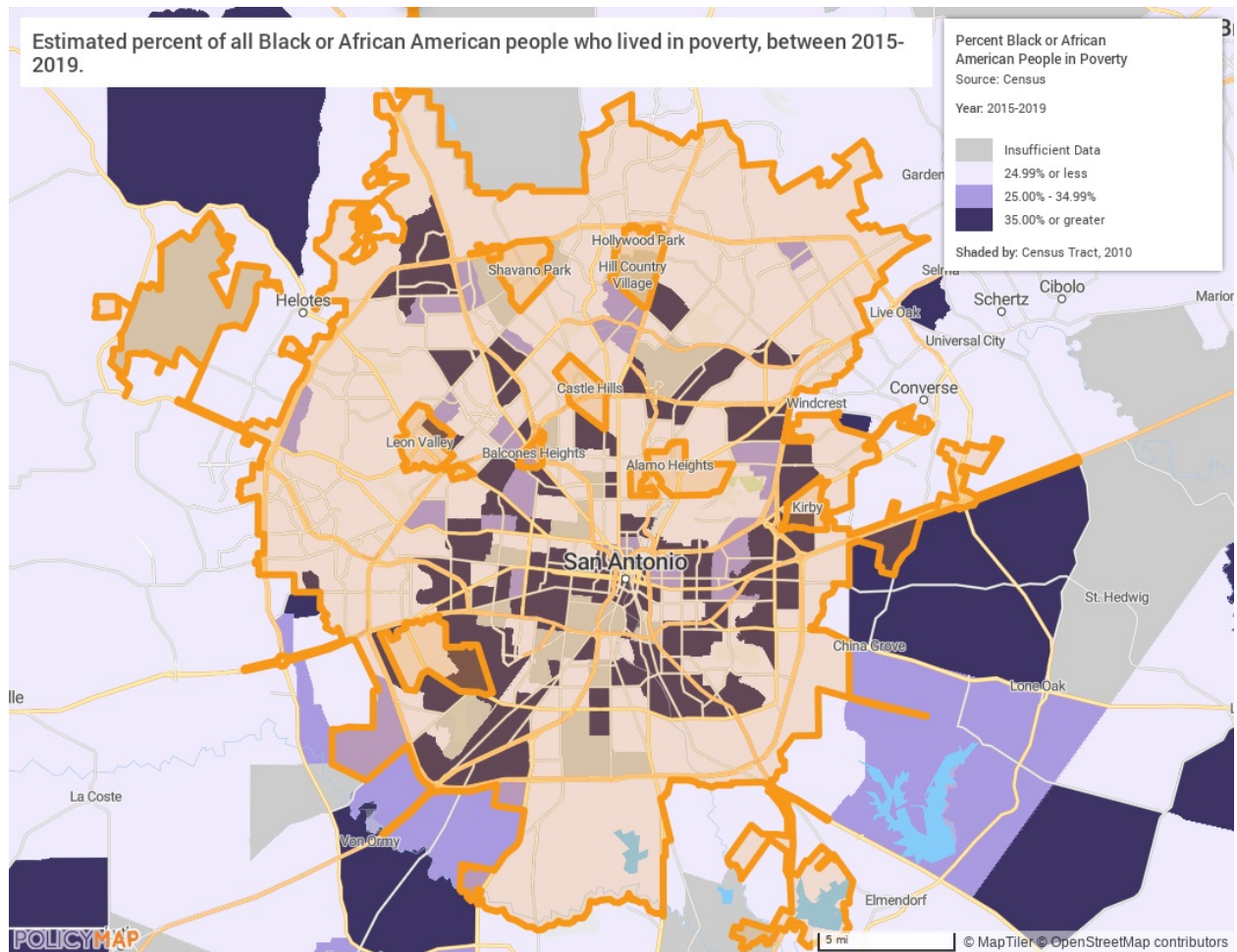


## Key Data - Poverty

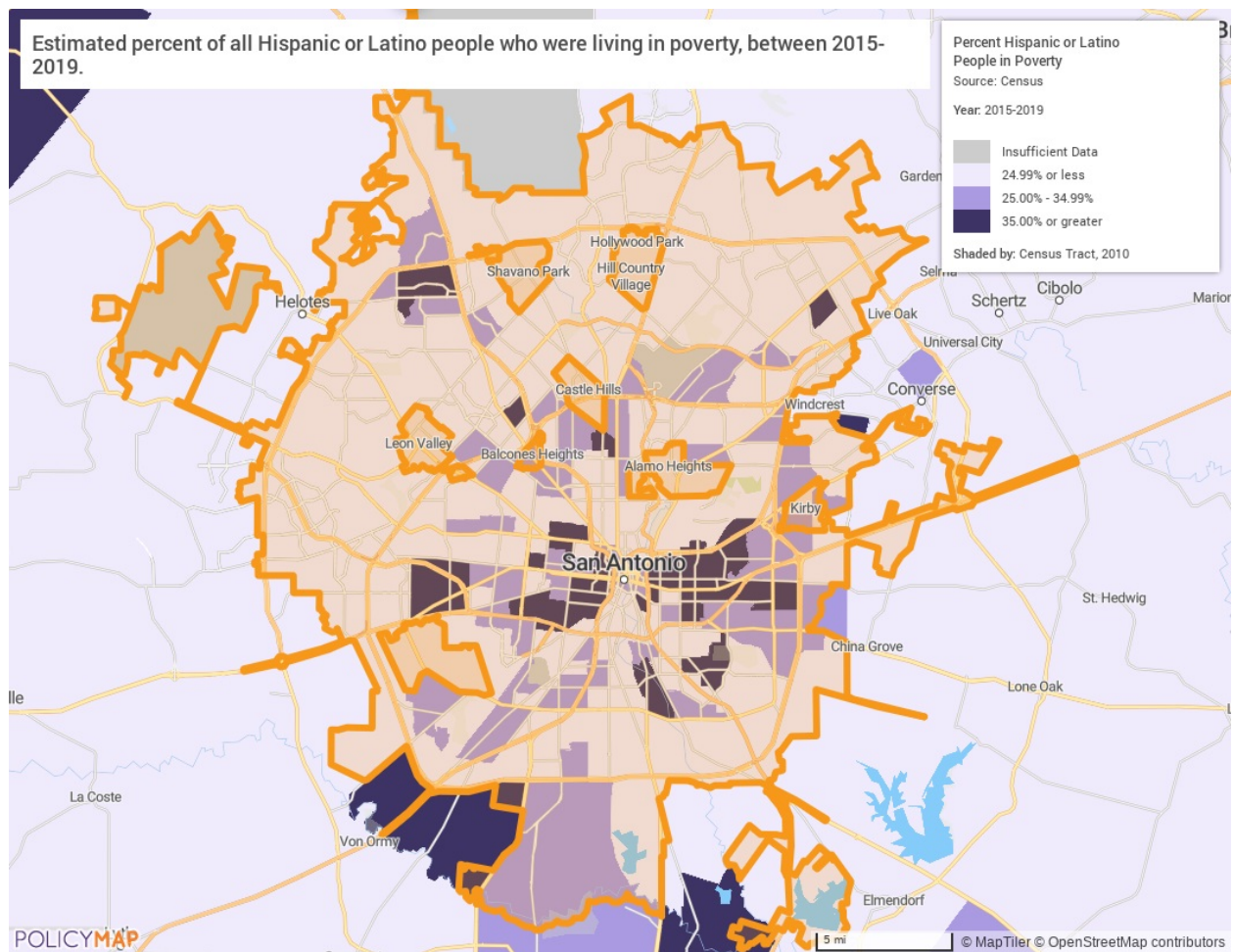
- **Poverty rate of people and families** - 14% of families and 17.8% of all people in San Antonio had incomes below the poverty level in the past 12 months. This percentage is higher than the statewide estimate of 11.3% of families and 14.7% of all people living in poverty. When family composition is examined more discretely, families with a female householder and no spouse experienced significantly higher rates of poverty – 28.8% of all such families and 41.1% of female-headed families with young children were living in poverty. Additionally, a higher percentage of persons age 65 and older were living in poverty in San Antonio (12.8%) when compared to the statewide average of 10.6%.



Map C1: Estimated percent of all people that are living in poverty as of 2015-2019

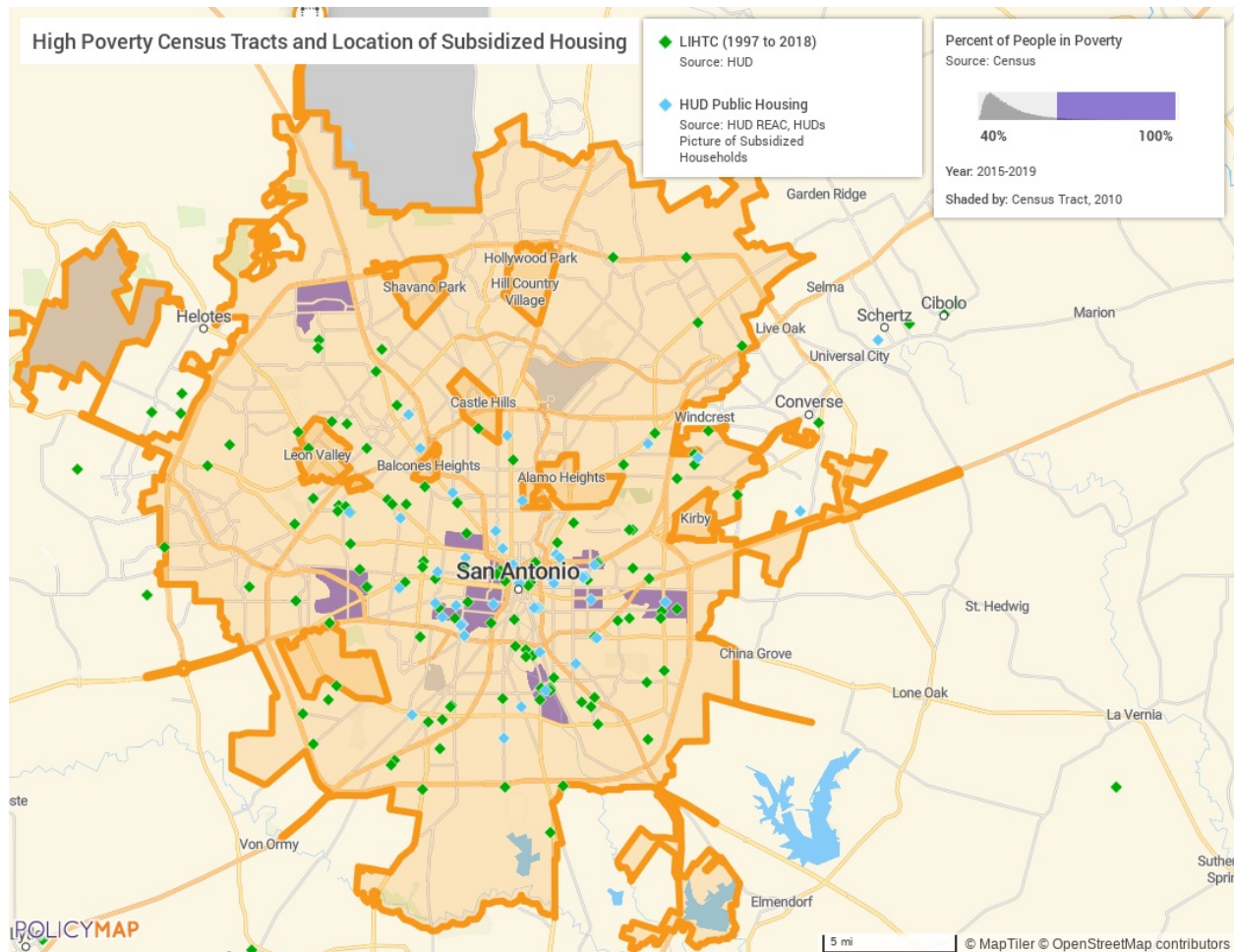


**Map C2: Estimated percent of all Black or African American people who were living in poverty**



**Map C3: Estimated percent of all Hispanic or Latino people who were living in poverty**





**Map C4: High poverty census tracts and location of subsidized housing**

## Housing Needs and Related Maps and Tables

### *Summary of Data Insights*

According to the Comprehensive Housing Affordability Strategy (CHAS) (custom tabulations from the 2013-2017 American Community Survey) data, 49% of renter households and 24% of owner households reporting experiencing at least one out of the four Housing Problems. Additionally, a significant percentage of renter households (28%) and owner households (12%) also reporting experiencing at least one of four Severe Housing Problems.

These four housing problems are: (1) housing unit lacks complete kitchen facilities, (2) housing unit lacks complete plumbing facilities, (3) household is overcrowded; and 4) household is cost burdened. Overcrowding is defined as more than 1 person per room and “severe overcrowding” is defined as more than 1.5 persons per room. “Cost burden” is defined as monthly housing costs (including utilities) exceeding 30% of monthly income and “severe cost burden” is defined as monthly housing costs (including utilities) exceeding 50% of monthly income.

The housing problem faced by far too many San Antonio residents is housing-cost burden. As will be discussed in more depth in **MA-15 Cost of Housing**, both home sales prices and rent for all housing unit types are rising at rates that outpace income growth. Therefore, in order to secure housing, residents are forced to spend more than 30% of their income on housing costs, which puts them in a precarious financial position. Housing cost-burdened households have less income available to spend on education, health care, childcare and to save for unexpected emergencies.

The following maps and tables are used to supplement the analysis of the City's housing needs:

- **Table D1:** Housing Problems and Severe Housing Problems
- **Table D2:** Housing Cost Burden Owner and Renter
- **Table D3:** Income by Housing Problems
- **Table D4:** Income by Cost Burdens
- **Map D5:** Estimated number of owner-occupied housing units with one or more selected physical or financial conditions between 2015-2019
- **Map D6:** Estimated number of owner-occupied housing units with two or more selected physical or financial conditions between 2015-2019
- **Map D7:** Estimated number of renter-occupied housing units with one or more selected physical or financial conditions between 2015-2019
- **Map D8:** Estimated number of renter-occupied housing units with two or more selected physical or financial conditions between 2015-2019
- **Map D9:** Where to prioritize rental assistance (\*included at the end of the section)

*Data Sources for Summary and Data Highlights:* U.S. Census, American Community Survey 2015-2019; Comprehensive Housing Affordability Strategy (CHAS) (custom tabulations from the 2013-2017 American Community Survey); Harvard Joint Center for Housing Studies tabulations of US Census Bureau, American Community Survey 2019 1-Year Estimates

*Data Sources for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com); Urban Institute, <https://www.urban.org/features/where-prioritize-emergency-rental-assistance-keep-renters-their-homes>

*Data Sources for Tables:* Comprehensive Housing Affordability Strategy (CHAS) (custom tabulations from the 2011-2017 American Community Survey)

## **Data Highlights - Housing Needs**

- **Overcrowding** - 3.2% of households are living in homes with more than 1 occupant per room and 1.3% of households are living in homes with more than 1.5 occupants per room.
- **Substandard Housing** - The American Housing Survey reports information related to the physical adequacy of housing units. The most recent data for the San Antonio-New Braunfels MSA (2017) indicates that 11,300 housing units in the MSA were classified as severely inadequate due to serious deficiencies in plumbing, heating, electric, wiring or upkeep and 41,000 housing units were classified as moderately inadequate.

Slightly more than 18,000 housing units (18,400) had holes in the floors, 87,800 housing units had open cracks or holes in the interior, and 28,000 had exposed wiring. The lack of at least one working toilet was a problem that existed in 20,800 housing units. Many units had heating issues, with 38,600 housing units were reported to have uncomfortably cold conditions for 24 hours or more. Water leakage was a problem present in 90,000 housing units, which included backed up or overflowing fixtures, leaking pipes, broken water heaters and unknown issues. External building issues included sagging roof (17,000 housing units), hole in roof (20,200 housing units), sloping outside walls (18,300) and broken windows (44,600 housing units).

- **Moderate Income Households and Housing Problems -**

**Renter Households:** 5,085 renter households with a household income greater than 80% and less than 100% of HAMFI reported experiencing at least one Housing Problem. These households constituted 5% of all renter households who reported experiencing at least one Housing Problem.

**Owner Households:** 5,930 owner households with a household income greater than 80% and less than 100% of HAMFI reported experiencing at least one Housing Problem. These households constituted 9% of all owner households who reported experiencing at least one Housing Problem.

- **Low Income Households and Housing Problems -**

**Renter Households:** 27,390 renter households with a household income greater than 50% and less than 80% of HAMFI reported experiencing at least one Housing Problem. These households constituted 25% of all renter households who reported experiencing at least one Housing Problem.

**Owner Households:** 16,785 owner households with a household income greater than 50% and less than 80% of HAMFI reported experiencing at least one Housing Problem. These households constituted 26% of all owner households who reported experiencing at least one Housing Problem.

- **Very Low-Income Households and Housing Problems -**

**Renter Households:** 33,205 renter households with a household income greater than 30% and less than 50% of HAMFI reported experiencing at least one Housing Problem. These households constituted 30% of all renter households who reported experiencing at least one Housing Problem.

**Owner Households:** 13,485 owner households with a household income greater than 30% and less than 50% of HAMFI reported experiencing at least one Housing Problem. These households constituted 21% of all owner households who reported experiencing at least one Housing Problem.

- **Extremely Low-Income Households and Housing Problems -**

**Renter Households:** 39,485 renter households with a household income less than 30% of HAMFI reported experiencing at least one Housing Problem. These households constituted 36% of all renter households who reported experiencing at least one Housing Problem.

**Owner Households:** 15,855 owner households with a household income less than 30% of HAMFI reported experiencing at least one Housing Problem. These households constituted 25% of all owner households who reported experiencing at least one Housing Problem.

- **Cost Burdened Households** - According to the Harvard Joint Center for Housing Studies tabulations of US Census Bureau, American Community Survey 2019 1-Year Estimates, the percentage of households in the San Antonio-New Braunfels MSA that are cost burdened is 30.8%. The renter median household income was \$42,000 while the owner median household income was significantly higher at \$78,000. This disparity in income translates into larger differences in cost-burdens when comparing renter households to owner households. Specifically, a higher percentage of renter households (46.7%) are cost-burdened when compared to owner households (21.2%). And a much higher percentage of renter households are severely cost-burdened (21.8%) when compared to owner households (9.1%). In total, there were 255,400 cost-burdened households, 145,700 of whom were renter households and 109,700 were owner households.

An examination of trends related to household cost-burdens reveals that the percentage of total households that are cost burdened has remained relatively flat – fluctuating between a low of 29.7% and a high of 32.9% during the time period of 2006-2019. The percentage of cost-burdened owner households remained steady at around 24% from 2006-2011 and then dropped in 2012 to 21.9%. Thereafter, the percentage of cost-burdened owner households has remained steady at around 21%. The trend for renter households has been exactly the opposite. During the 2008-2009 Great Recession, the percentage of cost-burdened renter households jumped from 41.6% in 2007 to 48.4% in 2008. Thereafter, the percentage of cost-burdened renter households never returned to its pre-Recession levels and now hovers much closer to 50% than 40%.

- **Moderate Income and Severe Cost Burden –**

**Renter Households:** 4,045 renter households with a household income greater than 80% and less than 100% of HAMFI reported being housing cost-burdened and 210 renter households within this income range reported being severely housing cost-burdened. These households constituted 4% of all renter households identified as housing cost-burdened and less than 1% of renter households identified as severely housing cost-burdened.

**Owner Households:** 4,805 owner households with a household income greater than 80% and less than 100% of HAMFI reported being housing cost-burdened and 720 owner households within this income range reported being severely housing cost-burdened. These households constituted 9% of all owner households identified as housing cost-burdened and 3% of owner households identified as severely housing cost-burdened.

- **Low Income and Severe Cost Burden –**

**Renter Households:** 24,185 renter households with a household income greater than 50% and less than 80% of HAMFI reported being housing cost-burdened and 2,795 renter households within this income range reported being severely housing cost-burdened. These households constituted 24% of all renter households identified as housing cost-burdened and 6% of renter households identified as severely housing cost-burdened.

**Owner Households:** 14,095 owner households with a household income greater than 50% and less than 80% of HAMFI reported being housing cost-burdened and 3,060 owner households within this income range reported being severely housing cost-burdened. These households constituted 26% of all owner households identified as housing cost-burdened and 14% of owner households identified as severely housing cost-burdened.

- **Very Low Income and Severe Cost Burden –**

**Renter Households:** 32,200 renter households with a household income greater than 30% and less than 50% of HAMFI reported being housing cost-burdened and 13,595 renter households within this income range reported being severely housing cost-burdened. These households constituted 32% of all renter households identified as housing cost-burdened and 28% of renter households identified as severely housing cost-burdened.

**Owner Households:** 12,830 owner households with a household income greater than 30% and less than 50% of HAMFI reported being housing cost-burdened and 5,580 owner households within this income range reported being severely housing cost-burdened. These households constituted 23% of all owner households identified as housing cost-burdened and 25% of owner households identified as severely housing cost-burdened.

- **Extremely Low Income and Severe Cost Burden –**

**Renter Households:** 38,460 renter households with a household income less than 30% of HAMFI reported being housing cost-burdened and 32,365 renter households within this income range reported being severely housing cost-burdened. These households constituted 38% of all



renter households identified as housing cost-burdened and 66% of renter households identified as severely housing cost-burdened.

**Owner Households:** 15,535 owner households with a household income less than 30% of HAMFI reported being housing cost-burdened and 11,885 owner households within this income range reported being severely housing cost-burdened. These households constituted 28% of all owner households identified as housing cost-burdened and 54% of owner households identified as severely housing cost-burdened.

## 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	1,440	535	705	180	2,860	450	290	594	130	1,464
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,020	910	979	145	3,054	190	203	510	254	1,157
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,555	2,630	2,740	854	8,779	440	889	2,015	799	4,143
Housing cost burden greater than 50% of income (and none of the above problems)	29,055	12,845	2,560	205	44,665	11,320	5,340	3,020	725	20,405

	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
Housing cost burden greater than 30% of income (and none of the above problems)	5,415	16,285	20,395	3,700	45,795	3,460	6,760	10,665	4,020	24,905
Zero/negative Income (and none of the above problems)	5,610	0	0	0	5,610	2,350	0	0	0	2,350

**Table 8 – Housing Problems Table**

Data 2013-2017 CHAS  
Source:

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	34,075	16,925	6,985	1,384	59,369	12,405	6,720	6,120	1,899	27,144
Having none of four housing problems	11,480	21,505	40,770	20,640	94,395	8,075	18,115	37,280	23,410	86,880

	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
Household has negative income, but none of the other housing problems	5,610	0	0	0	5,610	2,350	0	0	0	2,350

**Table 9 – Housing Problems 2**

Data 2013-2017 CHAS  
Source:

### 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	13,570	14,180	9,655	37,405	4,430	4,450	6,535	15,415
Large Related	4,044	3,310	1,548	8,902	1,785	1,868	1,305	4,958
Elderly	6,855	4,052	3,130	14,037	6,677	4,864	3,853	15,394
Other	13,995	10,649	9,865	34,509	2,638	1,650	2,390	6,678
Total need by income	38,464	32,191	24,198	94,853	15,530	12,832	14,083	42,445

**Table 10 – Cost Burden > 30%**

Data 2013-2017 CHAS  
Source:

### 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	11,780	5,435	665	17,880	3,400	1,945	1,260	6,605
Large Related	3,430	760	18	4,208	1,420	555	190	2,165
Elderly	4,905	1,904	1,030	7,839	4,793	2,219	903	7,915
Other	12,250	5,490	1,090	18,830	2,284	870	705	3,859

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	32,365	13,589	2,803	48,757	11,897	5,589	3,058	20,544

**Table 11 – Cost Burden > 50%**

Data 2013-2017 CHAS  
Source:

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	3,285	2,880	3,080	723	9,968	405	644	1,373	539	2,961
Multiple, unrelated family households	345	540	594	249	1,728	240	437	1,170	518	2,365
Other, non-family households	90	125	78	60	353	0	20	0	10	30
Total need by income	3,720	3,545	3,752	1,032	12,049	645	1,101	2,543	1,067	5,356

**Table 12 – Crowding Information – 1/2**

Data 2013-2017 CHAS  
Source:

	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 13 – Crowding Information – 2/2**

Data Source  
Comments:

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

Single-person households comprise 29.9% of all occupied housing units in San Antonio for a total of 149,949 single-person households. Twenty-two percent (22%) of single-person households are renter households and 39.1% are owner households. Single-person households

occupied by a person 65 years and older constitute 9.1% of all occupied housing units. 10.4% of owner-occupied housing units are occupied by a single person 65 years and older and 7.4% of renter-occupied housing units are occupied by a single person 65 years and older.

It is important to note that 41.1% of residents aged 65 and older are disabled. There are 13,926 renter households where the householder is aged 65 years and older that are housing cost burdened. Additionally, there are 26,625 owner households where the householder is aged 65 years and older that are still responsible for paying a mortgage.

It is likely that single-person households occupied by a person 65 years and older will need housing assistance if the occupant is also cost-burdened and disabled. Such services may include housing repairs, accessibility modifications and tenant-based rental assistance.

### **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 the 2015-2019 ACS, the percentage of San Antonio's population that is disabled – 14.6% is higher than the statewide percentage of 11.5%. Slightly more than 41% of residents aged 65 and older are disabled. As stated previously, it is likely that single-person households occupied by a person 65 years and older will need housing assistance if the occupant is also cost-burdened and disabled. Such services may include housing repairs, accessibility modifications and tenant-based rental assistance.

#### **Domestic Violence and Sexual Assault**

According to the National Network to End Domestic Violence (NNEDV), “t[]he intersection of domestic violence, homelessness, and housing insecurity is undeniable, as lack of safe and affordable housing is often reported as one of the primary barriers survivors of domestic violence face when they choose to leave an abusive partner. Domestic violence is one of the leading causes of homelessness for women and their children. More than 90 percent of homeless women experience severe physical or sexual abuse at some point in their lives, and 63 percent have been victims of domestic or sexual violence.

Although safe housing can provide a pathway to freedom, there are many barriers that prevent survivors from obtaining or maintaining safe and affordable housing. The majority of survivors experience financial abuse, meaning that they have not had access to the family finances, have been prohibited from working, or have had their credit scores destroyed by the abusive partner. Victims may also face discrimination in accessing or maintaining housing based on the violent or criminal actions of perpetrators. Additionally, victims are limited in the locations and types of housing they can access because of their unique safety and confidentiality needs, and many housing or homelessness assistance programs have barriers that inadvertently exclude victims of violence.”

According to the most recent Crime in Texas report (2019) published by the Texas Department of Public Safety, there were 13,733 family violence incidents and 1,896 sexual assault incidents that occurred in San Antonio in 2019. According to the Honoring Texas Victims Report published by the Texas Council on Family Violence, 150 women were killed by their male intimate partners in 2019. Of those victims, 120 were either the wife or the girlfriend of the perpetrator. The youngest victim was 15 years old, and the oldest victim was 87 years old. Eleven of the fatalities occurred in Bexar County. Additionally, 31 men were killed by their female intimate partners in 2019. Of those victims, 28 were either the husband or the boyfriend of the perpetrator. The youngest victim was 17 years old, and the oldest victim was 93 years old. Two of the fatalities occurred in Bexar County. An additional 4 victims in Texas were killed by a same-sex partner.

The data reveals a significant need for emergency shelter, transitional housing, and affordable housing units for survivors of domestic violence along with eviction-prevention services.

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

Cost-burdens continue to be a significant problem faced by both owner and renter households. Nearly one third (30.8%) of households in the San Antonio-New Braunfels MSA are cost-burdened. The relatively lower median household income in San Antonio (when compared to Bexar County or the State of Texas), is a primary driver of cost-burdens since rents in the City have remained low when compared to other Texas cities. The disparity in median incomes between renters and owners (\$42,000 vs. \$78,000) translates into larger differences in cost-burdens when comparing renter households to owner households. Specifically, a higher percentage of renter households (46.7%) are cost-burdened when compared to owner households (21.2%). And a much higher percentage of renter households are severely cost-burdened (21.8%) when compared to owner households (9.1%).

Especially worrisome is that rental trends, as tracked by Moody's Analytics, show that the average asking rent per unit has risen in the San Antonio market from \$661 in 2006 to \$991 in the first quarter of 2021. The COVID-19 pandemic briefly impacted the steady growth of average asking rents, which saw a decline of 0.2% in both the third and fourth quarters of 2020. However, in the first quarter of 2021, rents resumed their steady increase - 0.1% over the past quarter. Over the same time period, average vacancy rates have remained relatively stable, ranging from a low of 5.3% in 2016 to a high of 7.4% in 2006 (with lone outlier of 10.3% during the recession of 2008-2009). At affordable/LIHTC properties, the average vacancy rate has risen slightly from 3.1% in 2015 to 4.5% at the end of 2020.

Substandard housing units are also a problem faced by too many residents of San Antonio. 2,461 housing units in the City lack complete kitchen facilities and 4,006 households lack complete plumbing facilities. The number of housing units that lacked either complete kitchen or plumbing facilities has declined since the last Consolidated Planning period. However, the

number of units is still significant, because such housing units are substandard and in need of modernization.

While the American Housing Survey reports information related to the San Antonio- New Braunfels MSA and not the City of San Antonio exclusively, the data still provides further detail regarding the housing problems faced by residents of San Antonio. As stated earlier, slightly more than 18,000 housing units (18,400) reported having holes in the floors, 87,800 housing units had open cracks or holes in the interior, and 28,000 had exposed wiring. The lack of at least one working toilet was a problem present in 20,800 housing units. Many units experienced heating issues, with 38,600 housing units experiencing uncomfortably cold conditions for 24 hours or more. Water leakage was a problem present in 90,000 housing units, which included backed up or overflowing fixtures, leaking pipes, broken water heaters and unknown issues. External building issues included sagging roof (17,000 housing units), hole in roof (20,200 housing units), sloping outside walls (18,300) and broken windows (44,600 housing units).

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

Because families with a female householder and no spouse experience high rates of poverty – 28.8% of all such families and 41.1% of female-headed families with young children, it is likely that such households are disproportionately impacted by housing cost-burdens. Additionally, American Housing Survey data reveals that households where the householder is of Hispanic origin experience more housing inadequacy and specific housing deficiencies than households headed by a householder who is not of Hispanic origin.

**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**

According to the South Alamo Regional Alliance for the Homeless (SARAH) Point-in-Time Count, Bexar County/San Antonio Report (May 2021), stress related to the pandemic may place more families at risk of homelessness: “As the pandemic wears on, nearly 45% of adults in the United States reported that the worry and stress over the virus has negatively impacted their mental health. The mental health trauma likely increases as communities took measures to slow the spread of the virus, such as the closure of schools, businesses, and shelter-in-place orders which causes greater isolation and potential financial distress. All of which can lead to child abuse/neglect and ultimately, homelessness of youth and families (Kamal and Panchal, 2020).” The Continuum of Care (CoC) Racial Equity Analysis Tool published by HUD shows that persons of Hispanic origin constitute 59% of the San Antonio/Bexar County CoC population and are 46% of the persons experiencing homelessness and 44% of the persons experiencing unsheltered homelessness. Householders of Hispanic origin also constitute 57% of the families with children experiencing homelessness.



**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**

Cost-burdens will continue to place a high number of low-income residents at risk of homelessness, especially when the federal eviction moratorium expires at the end of July 2021. In response to the housing instability issues created by the COVID-19 pandemic, the Urban Institute developed an Emergency Rental Assistance Priority Index to identify geographies where emergency rental should be prioritized. Per the Urban Institute, “the index estimates the level of need in a census tract by measuring the prevalence of low-income renters who are at risk of experiencing housing instability and homelessness. To do this, it examines neighborhood conditions and demographics, incorporating instability risk factors before the pandemic as well as the pandemic’s economic impacts.”

This tool takes into account household incomes as well as housing characteristics such as overcrowding and is broken into 3 subindexes:

***Housing Instability Risk Subindex:***

Shares of: people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people

***COVID-19 Impact Subindex:***

Shares of: adults without health insurance and low-income jobs lost to COVID-19

***Equity Subindex:***

Shares of: people of color, extremely low-income renter households, households receiving public assistance, and people born outside the US

The following map depicts the census tracts in San Antonio that contain the highest percentages of households at risk of housing instability and, thus, most in need of Emergency Rental Assistance.

**Discussion**

By digging further into the data, several additional insights can be garnered:

- Over half of low-income renters are housing-cost burdened.
- The aging housing stock is predominantly occupied by low-income households.
- There is a large disparity between the median value of homes owned by persons of Hispanic origin compared to persons who are not of Hispanic origin.
- Homeowners in the Near Westside are experiencing acute housing and financial issues – they have low incomes, high rates of unemployment, and are living in aging and

substandard housing that is valued at significantly lower levels than other areas of the City.

## 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	55,070	11,224	7,959
White	11,155	1,380	1,824
Black / African American	6,280	1,130	854
Asian	1,005	95	625
American Indian, Alaska Native	199	60	8
Pacific Islander	0	10	15
Hispanic	35,740	8,339	4,560

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2013-2017 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	47,815	17,794	0

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
White	10,305	3,329	0
Black / African American	4,504	1,060	0
Asian	815	155	0
American Indian, Alaska Native	0	10	0
Pacific Islander	60	0	0
Hispanic	31,625	13,100	0

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2013-2017 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	42,365	46,775	0
White	11,964	11,495	0
Black / African American	3,295	3,295	0
Asian	1,034	560	0
American Indian, Alaska Native	94	48	0
Pacific Islander	4	0	0
Hispanic	25,420	31,010	0

**Table 16 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2013-2017 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	11,700	34,979	0
White	4,295	9,890	0
Black / African American	765	2,375	0
Asian	380	570	0
American Indian, Alaska Native	65	4	0
Pacific Islander	0	15	0
Hispanic	6,035	21,524	0

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2013-2017 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%

## 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 housing problems.

While they account for 2.8% of the City's population, Asian households experienced a disproportionately higher percentage of housing problems when compared to the population of the City as a whole. This disproportionate need is experienced at all income ranges except for the lowest income range (0%-30% of AMI). For example, 65% of Asian households earning 50%-80% of AMI reported experiencing at least one housing problem, whereas 48% of the jurisdiction as a whole reported the same. Likewise, American Indian, and Alaska Native households, which compose 0.8% of the City's population, experienced a disproportionately higher percentage of housing problems when compared to the population of the City as a whole when comparing households earning between 50%-100% of AMI.

## 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	46,655	19,630	7,959
White	10,205	2,315	1,824
Black / African American	5,225	2,180	854
Asian	920	174	625
American Indian, Alaska Native	169	95	8
Pacific Islander	0	10	15
Hispanic	29,470	14,605	4,560

**Table 18 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2013-2017 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	24,440	41,180	0
White	6,018	7,624	0
Black / African American	2,254	3,304	0
Asian	460	505	0
American Indian, Alaska Native	0	10	0
Pacific Islander	30	30	0
Hispanic	15,350	29,385	0

**Table 19 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2013-2017 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	12,395	76,740	0
White	3,035	20,409	0
Black / African American	753	5,835	0
Asian	515	1,075	0
American Indian, Alaska Native	45	94	0
Pacific Islander	0	4	0
Hispanic	7,895	48,520	0

**Table 20 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2013-2017 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	3,950	42,720	0
White	1,010	13,180	0
Black / African American	125	3,020	0
Asian	119	825	0
American Indian, Alaska Native	25	44	0
Pacific Islander	0	15	0
Hispanic	2,625	24,949	0

**Table 21 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2013-2017 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.

While they account for 2.8% of the City's population, Asian households experienced a disproportionately higher percentage of housing problems when compared to the population of the City as a whole. This disproportionate need is experienced at all income ranges except for the highest income range (80%-100% of AMI). For example, 32% of Asian households earning 50%-80% of AMI reported experiencing at least one severe housing problem, whereas 14% of the jurisdiction as a whole reported the same. Likewise, American Indian, and Alaska Native households, which compose 0.8% of the City's population, experienced a disproportionately higher percentage of housing problems when compared to the population of the City as a whole when comparing households earning between 50%-100% of AMI.

## 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	323,360	85,555	71,330	8,398
White	116,465	23,840	19,415	1,904
Black / African American	20,809	7,314	7,630	889
Asian	8,045	1,520	1,730	625
American Indian, Alaska Native	450	124	225	8
Pacific Islander	150	34	30	15
Hispanic	173,590	51,625	41,245	4,884

**Table 22 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2013-2017 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). Unlike the disproportionate needs analysis related to housing problems and severe housing problems, there were significantly fewer instances where one or more racial or ethnic groups disproportionately experienced housing cost burdens when compared to the City as a whole. American Indian and Alaska Native households were the lone exception – 28% of such households spend more than 50% of their income on housing costs whereas 15% of households in the jurisdiction as a whole spend more than 50% of their income on housing costs. *(Note: Households reporting No/ negative income (not computed) were not included)*

## **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.

While they account for 2.8% of the City's population, Asian households experienced a disproportionately higher percentage of housing problems when compared to the population of the City as a whole. This disproportionate need is experienced at all income ranges except for the lowest income range (0%-30% of AMI). For example, 65% of Asian households earning 50%-80% of AMI reported experiencing at least one housing problem, whereas 48% of the jurisdiction as a whole reported the same. Likewise, American Indian, and Alaska Native households, which compose 0.8% of the City's population, experienced a disproportionately higher percentage of housing problems when compared to the population of the City as a whole when comparing households earning between 50%-100% of AMI.

### **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.

While they account for 2.8% of the City's population, Asian households experienced a disproportionately higher percentage of housing problems when compared to the population of the City as a whole. This disproportionate need is experienced at all income ranges except for the highest income range (80%-100% of AMI). For example, 32% of Asian households earning 50%-80% of AMI reported experiencing at least one severe housing problem, whereas 14% of the jurisdiction as a whole reported the same. Likewise, American Indian, and Alaska Native households, which compose 0.8% of the City's population, experienced a disproportionately higher percentage of housing problems when compared to the population of the City as a whole when comparing households earning between 50%-100% of AMI.

### **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).

Unlike the disproportionate needs analysis related to housing problems and severe housing problems, there were significantly fewer instances where one or more racial or ethnic groups disproportionately experienced housing cost burdens when compared to the City as a whole. American Indian and Alaska Native households were the lone exception – 28% of such households spend more than 50% of their income on housing costs whereas 15% of households in the jurisdiction as a whole spend more than 50% of their income on housing costs. (*Note:*

*Households reporting No/ negative income (not computed) were not included in population totals when computing relative percentages.)*

**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?**

While the City has numerous census tracts where one racial or ethnic group is the predominant population, no census tracts in the City are predominantly populated by Asian or American Indian and Alaska Native persons. (See Map A7: Predominant Racial or Ethnic Group between 2013-2017.)

## **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:

1. Empower and equip families to improve their quality of life and achieve economic stability.
2. Invest in our greatest resource – our employees – and establish a track record for integrity, accountability, collaboration, and strong customer service.
3. Preserve and improve existing affordable housing resources and opportunities.
4. Strategically expand the supply of affordable housing.
5. Transform core operations to be a high performing and financially strong organization.
6. 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. According to the U.S. Department of Housing and Urban Development (HUD), Resident Characteristics Report (as of June 20, 2021), SAHA is administering 6,030 public housing units and 14,335 housing choice voucher units.

Data Source for Narrative: U.S. Department of Housing and Urban Development (HUD), San Antonio Housing Authority, Resident Characteristics Report (as of June 30, 2021); San Antonio Housing Authority, Impact and Innovation Plan, FY 2021; San Antonio Housing Authority, Moving to Work Annual Report, FY 2018-2019

## 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	6	215	5,906	13,256	3	12,972	172	20	36

**Table 23 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

## 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	16,137	
Average length of stay	0	2	3	5	2	5	0	9	
Average Household size	1	2	2	2	2	2	1	3	
# Homeless at admission	0	3	56	20	0	19	1	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	55	1,568	1,657	1	1,615	22	2
# of Disabled Families	4	45	1,552	4,760	0	4,596	106	7
# of Families requesting accessibility features	6	215	5,906	13,256	3	12,972	172	20
# 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 24 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## 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	6	206	5,012	10,060	2	9,847	117	17	31
Black/African American	0	6	844	3,125	1	3,057	52	3	5
Asian	0	1	15	32	0	31	1	0	0
American Indian/Alaska Native	0	2	31	27	0	26	1	0	0



Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	4	12	0	11	1	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	3	183	4,506	9,211	2	9,053	72	15	27
Not Hispanic	3	32	1,400	4,045	1	3,919	100	5	9
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 26 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

Per the U.S. Department of Housing and Urban Development (HUD), Resident Characteristics Report (as of June 30, 2021), the following data describes the characteristics of disabled households residing in SAHA public housing:

**Disability status** - 1,578 households living in public housing were characterized as elderly and disabled households (with and without children), which constituted 18% of all households. Additionally, another 1,142 households were characterized as non-elderly and disabled households (with and without children), which constituted 13% of all households.

Since 31% of current public housing tenants are disabled, there is significant need for accessible housing units. Further exacerbating the need for accessible units is the fact that disabled households have diverse needs and lifestyle choices. According to the San Antonio Housing Authority, Moving to Work Annual Report, FY 2018-2019, SAHA has established establishes a 4-to-1 elderly admissions preference at specific communities in order to “address continuing concerns of elderly residents at specific communities regarding lifestyle conflicts between elderly and non-elderly residents.”

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

Per the U.S. Department of Housing and Urban Development (HUD), Resident Characteristics Report (as of June 30, 2021), the following data describes the characteristics of households and persons residing in SAHA public housing:

**Income** – 4,755 households were characterized as extremely low-income, which constituted 53% of all households. Another 2,620 households were characterized as very low-income, which constituted 29% of all households. The average annual income for a household residing in SAHA public housing was \$13,954.

**Total tenant rental payment** – The average total tenant rental payment for a household residing in SAHA public housing was \$323.

**Age of residents** – 3,408 residents living in public housing were 5 years of age or younger, which constituted 14% of all residents. 7,833 residents living in public housing were between the ages of 6-17 years old, which constituted 33% of all residents. 7,694 residents living in public housing were between the ages of 18-50 years old, which constituted 32% of all residents. Finally, 4,765 residents living in public housing were older than 51 years old, which constituted 21% of all residents.

**Race and ethnicity of head of household** – 93% of heads of households identified as White and 6% identified as Black or African American. 80% of heads of households identified as Hispanic or Latino and 6% identified as Non-Hispanic or Latino.

According to the San Antonio Housing Authority Impact and Innovation Plan, FY 2021, which included snapshot information of waiting list data as anticipated at the beginning of the Plan Year, there were 77,115 unique applicants on the waiting list for all types of units administered by SAHA, with 9,280 applicants on the waitlist for Section 8 Tenant Vouchers.

The most immediate needs of residents of public housing and Housing Choice Voucher holders is being able to continue to live in an affordable housing unit, especially for public housing residents. The average annual income for a household residing in SAHA public housing was \$13,954 and the average total tenant rental payment for a household residing in SAHA public housing was \$323. Per Moody's Analytics, the asking rent at the low end of market rate properties in the San Antonio market is \$652 and vacancy rates for these units is essentially 0%. The same low vacancy rate holds true for apartment communities with asking rents that are slightly higher (\$837), where vacancy rates hover around 3%. Even at affordable/LIHTC properties where the asking at the low end of restricted-rent units is \$569, vacancy rates are also 0%. Therefore, if households currently living in public housing units were forced to leave, they would not be able to find units offering similar rents at either market rate or affordable housing properties.

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

14% of families and 17.8% of all people in San Antonio had incomes below the poverty level in the past 12 months. This percentage is higher than the statewide estimate of 11.3% of families and 14.7% of all people living in poverty. When family composition is examined more discretely, families with a female householder and no spouse experienced significantly higher rates of poverty – 28.8% of all such families and 41.1% of female-headed families with young children. Additionally, a higher percentage of persons aged 65 and older were living in poverty in San Antonio (12.8%) when compared to the statewide average of 10.6%.

Therefore, the needs of residents of public housing and Housing Choice Voucher holders are comparable to the broader population in the City, where extremely low incomes make it difficult for individuals and families to secure housing without becoming cost-burdened and disabled residents have difficulty finding safe and accessible housing.

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

### Introduction:

The South Alamo Regional Alliance for the Homeless (SARAH) is the lead Continuum of Care (CoC) agency for Bexar County/San Antonio. Each year, they conduct a Point in Time (PIT) Count where volunteers count the number of sheltered and unsheltered people experiencing homelessness on a single night in January.

For each PIT count, persons are categorized as “sheltered,” when they are staying in an Emergency Shelter, Safe Haven, or Transitional Housing Project that is dedicated to serving homeless persons. According to HUD, individuals and families are categorized as “unsheltered” when they are “sleeping in a place not designed for or ordinarily used as a regular sleeping accommodation (e.g., abandoned buildings, train stations, or camping grounds).” Additionally, HUD would generally consider individuals and families sleeping in a garage, shed, or other location outside of a housing structure, but on the property of a housing structure as “unsheltered” homeless for purposes of the PIT count.

SARAH conducted the most recent PIT count on January 26, 2021 and published their PIT Report in May 2021. According to the PIT 2021 Report, the 2021 PIT was conducted in an alternative manner due to the COVID-19 pandemic. Specifically, “this year, due to the pandemic, SARAH conducted only the count of individuals experiencing homelessness who stayed in shelters on the PIT Count night. We also provide a summary of collective data on individuals engaged through Street Outreach (SO) activities as an alternative -unofficial- estimate of individuals experiencing ‘unsheltered’ homelessness. However, SO data is not comparable to the annual ‘unsheltered Count’ that takes place on PIT Count night.”

According to the PIT 2021 Report:

- 1,499 is the total count of people experiencing homelessness who stayed in shelters on the night of the PIT Count
- 2,013 clients are engaged through street outreach since the PIT Count of 2020

Because the 2021 PIT operated differently due to the COVID-19 pandemic and may have undercounted the number of persons and households experiencing homelessness, especially chronic homelessness, the following data tables, and discussion of data uses numbers from the 2020 PIT count, which was conducted under normal conditions.

*Data Source for Narrative: The South Alamo Regional Alliance for the Homeless (SARAH) Point-in-Time Count, Bexar County/San Antonio Report (2021); The South Alamo Regional Alliance for the Homeless (SARAH) Point-in-Time Count, Bexar County/San Antonio Report (2020); U.S. Department of Housing and Urban Development (HUD), CoC Analysis Tool: Race and Ethnicity (Version 2.1); Homeless Management Information System (HMIS) Performance Measurement Report, San Antonio/Bexar County CoC (FY 2020)*

## 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)	4	824	1,490	952	348	148
Persons in Households with Only Children	2	3	9	5	2	148
Persons in Households with Only Adults	1,268	839	3,776	2,203	881	548
Chronically Homeless Individuals	155	132	517	301	121	1,278
Chronically Homeless Families	0	6	11	6	3	1,278
Veterans	47	159	371	216	87	388
Unaccompanied Child	87	65	304	160	64	148
Persons with HIV	17	25	76	44	18	548

**Table 27 - Homeless Needs Assessment**

**Alternate Data Source Name:**

HUD 2020 CoC Homeless Populations/Subpopulations

**Data Source Comments:** The 2020 PIT data was used because it was conducted under normal conditions. The 2021 PIT was conducted under alternative conditions due to CODID-19.

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that person's experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Estimates were entered for the categories "number of persons becoming and exiting homelessness each year," and "number of days that person's experience homelessness," based on the results of the 2020 PIT count. It was assumed that the number of persons becoming homeless each year for each sub-population would rise 5% for each category, based on the trend from 2019 to 2020. An exception was made for families experiencing homelessness, where it was assumed that the population would rise by 15%, based on trends from 2016-2020 and due to families' increased vulnerability to eviction resulting from financial hardship brought on by the COVID-19 pandemic.

The estimates for number of days that person's experience homelessness were also based on data from the 2020 PIT Count. Where the PIT Count Report specifically discussed the average Length of Time (LOT) that a sub-population experiences homelessness, that number was entered into the table (i.e., Veterans). If the LOT for a sub-population was not discussed in the PIT Count Report, assumptions were made based upon the LOT data that was available.

### Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,157	940
Black or African American	446	268
Asian	11	5
American Indian or Alaska Native	12	22
Pacific Islander	2	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	824	544
Not Hispanic	834	730

**Alternate Data Source Name:**

HUD 2020 CoC Homeless Populations/Subpopulations

**Data Source** The 2020 PIT data was used because it was conducted under normal conditions. The 2021 PIT was conducted under  
**Comments:** alternative conditions due to COVID-19.

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

The 2020 PIT Count found a total of 271 households experiencing homelessness that were composed of at least one adult and one child. A total of 828 persons (adults and children) composed these households. Nearly all of the families were sheltered either in an emergency shelter, Safe Haven or transitional housing. Very few families were unsheltered (2 families).

The 2020 PIT Count found 206 total homeless veterans. Very few families were headed by a veteran (4).

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

According to the 2021 PIT Count Report, 60% of individuals experiencing homelessness in shelters were male, while 39% were female, and 1% (15 individuals) were transgender/gender nonconforming. The ratio of Hispanic/Latino to Non-Hispanic/ Non-Latino was approximately equal among shelters' population.

According to the 2020 PIT Count, 1,175 of all persons experiencing homelessness (sheltered and unsheltered) were female, while 1,756 were male, 10 persons were transgender, and 1 person was gender non-conforming. Regarding the ethnicity of persons experiencing homelessness, 1,368 persons were of Hispanic ethnicity and 1,564 were of non-Hispanic ethnicity. The vast majority of persons experiencing homelessness identified their race as White, while 714 persons identified as Black or African American, 16 persons identified as Asian, and 34 persons identified as American Indian or Alaska Native.

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



Because the 2021 PIT Report did not include a count of unsheltered persons, the data referenced will be from the 2020 PIT Count. During this count, 1658 persons were sheltered whereas 1,274 persons were unsheltered. Only 4 children were unsheltered. A higher number of men were unsheltered (831) compared to women (437). A higher percentage of White persons (45% of total White homeless population) were experiencing unsheltered homelessness as compared to Black or African American persons (38% of total Black or African American homeless population).

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

### Introduction:

Persons living with HIV/AIDS are members of a non-homeless population that requires stable, supportive housing. Specifically, the Department of Health and Human Services (HHS) states on its website ([www.HIV.gov](http://www.HIV.gov)) that “[s]table housing is closely linked to successful HIV outcomes. With safe, decent, and affordable housing, people with HIV are better able to access medical care and supportive services, get on HIV treatment, take their HIV medication consistently, and see their health care provider regularly. In short: the more stable your living situation, the better you do in care. Individuals with HIV who are homeless or lack stable housing, on the other hand, are more likely to delay HIV care and less likely to access care consistently or to adhere to their HIV treatment.”

Furthermore, HHS recognizes that persons living with HIV/AIDS have special housing needs when compared to the general population because they are likely to experience greater difficulties finding and retaining suitable housing “due to such factors as stigma and discrimination, increased medical costs and limited incomes or reduced ability to keep working due to HIV-related illnesses.”

*Data Source for Narrative: CDC HIV Surveillance Data Tables, Volume 1, Number 3, Diagnoses of HIV Infection Among Adults and Adolescents in Metropolitan Statistical Areas United States and Puerto Rico (2018); Ryan White HIV/AIDS Program, Annual Client-Level Data Report, Ryan White HIV/AIDS Program Services Report (2019)*

### HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	7,139
Area incidence of AIDS	0
Rate per population	0
Number of new cases prior year (3 years of data)	116
Rate per population (3 years of data)	5.8
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	6,898
Area Prevalence (PLWH per population)	334
Number of new HIV cases reported last year	0

Table 28 – HOPWA Data

Data Source Comments: CDC HIV Surveillance Report

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	136
Short-term Rent, Mortgage, and Utility	0

Type of HOPWA Assistance	Estimates of Unmet Need
Facility Based Housing (Permanent, short-term, or transitional)	94

**Table 29 – HIV Housing Need**

**Alternate Data Source Name:**

HOPWA CAPER and HOPWA Beneficiary Verification

**Data Source Comments:**

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

The number of persons living with HIV/AIDS in San Antonio who were Ryan White HIV/AIDS Program clients (Program clients) from 2015-2019 has fluctuated from a high of 4,281 to a low of 3,293. In 2019, nearly 5% of Program clients were aged 13-24 years old, 25% were aged 25-34 years old, 22% were aged 35-44 years old, 24% were aged 45-54 years old, 19% were aged 55-64 years old, and 5% were aged 65 years or older. Eighteen percent of Program clients identified as Black or African American, 18% identified as White, and 62% identified as Hispanic or Latino (any race). The vast majority of Program clients were male (81.1%), 16.3% were female and 2.6% were transgender (male-to-female).

In 2019, the federal poverty level was \$12,490 for a single person household and \$25,750 for a household of 4. Over half of all Program clients (53.7%) in 2019 had incomes at or below the federal poverty level while another 13.8% had incomes that ranged between 101-138% of the federal poverty level.

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

The data used to support this needs analysis was taken from the Ryan White HIV/AIDS Program, Annual Client-Level Data Report, Ryan White HIV/AIDS Program Services Report (2019).

When Ryan White HIV/AIDS Program clients were living in stable housing during 2019, they remained in care at higher percentages than program clients who were living in temporary or unstable housing. Specifically, 71% of clients in stable housing remained in care while 62.6% of clients in unstable housing remained in care. Therefore, stable housing is a priority need for this population since it appears to lead to increased rates of retention in care.

However, due to the extremely high percentage of Program clients who are living at or below the federal poverty level, individuals living with HIV/AIDS have an acute need for affordable housing. Due to real estate dynamics such as land acquisition costs and construction costs, the real estate market does not produce units with asking rents in the \$300/month range, which is what a single individual living at or below the poverty level would need in order to not be housing cost burdened. Therefore, many Program clients will need direct financial assistance for housing in the form of a voucher or will need to locate a rent-restricted unit in an affordable housing development.

Supportive services needs include health care, mental health and substance abuse therapy, meals, case management, support groups, housing, utilities, medications, transportation, food, and clothes.

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

The number of adults and adolescents residing in San Antonio who were diagnosed with HIV in 2018 was 351 persons. The rate of diagnosis was 17.0 persons per 100,000 population. This rate of diagnosis was the 28th highest of all MSAs. In 2018, there were 6,898 persons living with HIV in San Antonio for a total prevalence rate of 334.6 per 100,000 population.

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

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

When asked to prioritize the expenditure of funds on various public facility projects, San Antonio residents indicated that Youth Shelters and Senior Centers were their highest priorities.

Regarding Youth Shelters, the existing data does not strongly support prioritizing spending funding on youth shelters at this time, due to the low number of youths experiencing homelessness. The 2021 Point-in-Time count found that there were 65 individuals (4% of the total count) between the ages of 18-24 who were experiencing sheltered homelessness on the night of the PIT count. Similarly, the CoC Racial Equity Analysis Tool that used 2019 PIT data, found that there were 113 youth under that age of 25 who were experiencing homelessness. However, this population of homeless individuals is likely to be undercounted, so it will be important to gather additional data to determine whether investments in youth shelters are needed.

Regarding Senior Centers, the City currently operates 10 comprehensive senior centers and 7 part-time senior centers. According to the City's website, "[t]he City's 10 Comprehensive Senior Centers are open 8 hours per day, Monday through Friday, 7 am to 4pm. These sites are operated by City of San Antonio employees and offer comprehensive nutrition, wellness, and education services to residents 60 and over" and "[t]he City's 7 Part-time Nutrition Sites are open 4 hours per day, Monday through Friday. Hours of operation vary by site. City of San Antonio employees operate each of these sites which offer a mid-day meal and opportunities for socialization and wellness activities to residents 60 and over."

The SA Parks System Plan (2019) noted that "[o]ne of the strongest trends in San Antonio and throughout the United States is the aging of our population. This trend means that recreation providers must consider and develop facilities and programs that will serve older adults who possess diverse interests and are in throughout multiple life stages. The older adult population exhibits a variety of needs: those interested in developing new skills and learning new activities; those seeking to stay active and physically fit; those with some health issues and accessibility concerns; those desiring passive and more contemplative activities; those looking for intergenerational interactions; and those who want more secluded or quiet environments."

One of the objectives identified in the Plan was to "[i]dentify additional complementary uses across public agencies, such as expanding shared senior services and recreation facilities, that demonstrate efficient use of public resources though high utilization of expensive indoor spaces." Therefore, investments in Senior Centers would align with the SA Parks System Plan (2019).

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

In order to solicit online feedback from stakeholders regarding the Consolidated Plan, the City conducted a resident needs survey in April and May 2021. An online survey was utilized due to ongoing social distancing protocols related to the COVID-19 pandemic. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to

easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish.

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

The City of San Antonio's SA Tomorrow Comprehensive Plan set forth an Infrastructure and Utilities policy that promotes "development that leverages and protects the public's investment in major green infrastructure and natural resources projects (such as the San Antonio River Improvements Project and other creek and trail restoration projects)." The City's intentional planning and coordination strategy is to connect and integrate health, affordable housing, economic development, education, transportation, arts and culture, and equitable neighborhood revitalization.

When asked to prioritize the expenditure of funds on various public improvement projects, San Antonio residents indicated that streets and drainage improvements were their highest priorities, but overall, public improvements were ranked second to last.

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

In order to solicit online feedback from stakeholders regarding the Consolidated Plan, the City conducted a resident needs survey in April and May 2021. An online survey was utilized due to ongoing social distancing protocols related to the COVID-19 pandemic. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish.

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

It is clear that the COVID-19 pandemic has caused extreme mental stress and emotional turmoil for individual City residents and their family units. When asked to identify the most important unmet community service need, respondents overwhelmingly identified mental health services as "very important" (87%). As a further indication of how such mental stress has affected residents, respondents also frequently prioritized family violence prevention and counseling services (76%) as a top unmet need. Health care services, senior services, youth activities, and childcare were also prioritized as needs.

In fact, when given the opportunity to identify "other" existing unmet needs in the community, respondents continued to call out the need for mental health services. Some residents took the opportunity to specifically identify the mental health stressors that they were facing, including worrying about how to pay their rent/utility bills and experiencing difficulty finding childcare.

Finally, there was significantly less consensus regarding unmet economic development and neighborhood improvement needs when compared to housing and community service needs. No economic development activity was identified by more than 70% of residents as "very important." Job creation and retention was the most frequently prioritized activity (68%).

**How were these needs determined?**

In order to solicit online feedback from stakeholders regarding the Consolidated Plan, the City conducted a resident needs survey in April and May 2021. An online survey was utilized due to ongoing social distancing protocols related to the COVID-19 pandemic. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish.



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Currently, 53.9% of occupied housing units in the City are owner-occupied and 46.1% of the occupied units are renter-occupied. Over 12% of San Antonio residents moved into their home before 1989. An examination of the condition of the City's housing stock reveals an aging housing stock where many occupied units are in need of health- and safety-related repairs. Nearly 50% of the City's housing stock was built before 1970. This is nearly 10 percentage points higher than the State of Texas as a whole. Much of the City's older housing stock is concentrated within Loop 410. Nearly all of the new housing construction that has occurred since 2015 is located outside of Loop 410.

Similarly, when comparing MSAs to MSAs, the San Antonio-New Braunfels MSA's housing stock has the highest percentage of pre-1970 units when compared to the Austin-Round Rock, Dallas-Fort Worth-Arlington, and Houston-The Woodlands-Sugarland MSAs.

According to Comprehensive Housing Affordability Strategy (CHAS) (custom tabulations from the 2013-2017 American Community Survey) data, a significant percentage of homeowners (24%) and renters (49%) are facing at least one housing problem. Additionally, 12% of owners are facing at least one severe housing problem and 28% of renters are facing at least one severe housing problem. A small percentage of housing units in the City lack completed plumbing (0.5%) or kitchen facilities (0.8%).

The City has a shortage of both for-sale and rental properties that are affordable for low- and moderate-income individuals and households. Nearly a third of owners report being housing cost-burdened (28.5%) and 50.3% of renters report being housing-cost burdened. The lack of diversity of housing stock may be one driver of housing affordability, since there are very few townhomes, cottage homes and garden homes. The most prevalent housing unit type is 1-unit detached structures, which account for 62.4% of the housing stock.

### Additional Overview

According to the Harvard Joint Center for Housing Studies, home sales prices in the San Antonio-New Braunfels MSA increased by 8.2% in the fourth quarter of 2020 and 8.5% in the first quarter of 2021. While rising home sales prices benefit existing homeowners who choose to sell their homes, these higher sales prices prevent low- and moderate-income homebuyers from being able to purchase a home. And while the City has reformed its zoning regulations to allow for easier infill development of smaller housing types, there is not yet a significant supply of such homes. Therefore, if low- and moderate-income homebuyers are priced out of the single-family housing market, they will either leave the City to find housing or will be forced to rent a housing unit.

Rental trends indicate that housing costs-burdens are likely to continue to grow as average rents rise at rates that outpace income growth. Specifically, Moody's Analytics data shows that the average asking rent per unit has risen in the San Antonio market from \$661 in 2006 to \$991 in the first quarter of 2021. The COVID-19 pandemic briefly impacted the steady growth of average asking rents, which saw a decline of 0.2% in both the third and fourth quarters of 2020. However, in the first quarter of 2021, rents resumed their steady increase - 0.1% over the past quarter.

Over the same time period, average vacancy rates have remained relatively stable, ranging from a low of 5.3% in 2016 to a high of 7.4% in 2006 (with a lone outlier of 10.3% during the recession of 2008-2009). At affordable/LIHTC properties, the average vacancy rate has risen slightly from 3.1% in 2015 to 4.5% at the end of 2020. However, the vacancy rate in market rate apartment communities offering asking rents at the lowest end of the market (average of \$652) is essentially 0% and vacancy rates are only 3% in apartment communities with asking rents that are slightly higher (\$837). The same holds true for affordable/LIHTC properties where the units at the lowest range of restricted rents (\$569) have vacancy rates of 0%.

Worrisome trends are occurring in both the homeownership and rental markets related to affordability. Rising pre-existing homes sales values, as well as rising construction costs, especially related to the price of lumber used in the construction of homes, will continue to impact the ability of low- and moderate-income households' ability to purchase a home.

Similarly, rental inventory could become a problem, which would likely lead to faster growth in rental prices. Moody's Analytics anticipates that completions of new apartment units will slow down dramatically over the next four years. For example, an average of 4445 apartment units were completed during 2016-2020. However, Moody's Analytics anticipates the completions average to drop by half during 2021-2025 (2107 units constructed per year). Developers are focused on the Far West and South markets with 4,030 proposed and planned units under construction in the Far West submarket and 4,767 proposed and planned units under construction in the South submarket.

However, according to the U.S. Bureau of Economic Analysis, the per capita personal income (i.e., the area's personal income divided by its population) in the San Antonio-New Braunfels MSA has only grown from \$42,559 in 2014 to \$48,684 in 2019.

Additionally, the lack of affordable housing is a primary driver of homelessness. According to the 2021 PIT report, "advocates identify the main cause of homelessness as the lack of affordable housing in Texas (Menchaca, 2019), particularly in Austin, Dallas-Fort Worth, Houston, and San Antonio. These metro areas make up the Urban Triangle that drives Texas population growth."

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

### Introduction

This section utilizes the U.S. Census, American Community Survey five-year estimates (2015-2019) to examine the composition of San Antonio's housing stock in terms of housing types and tenure. Details are also provided related to multifamily and owner-occupied housing distribution within the jurisdiction.

ACS data shows that there are 548,473 housing units in the City of San Antonio, which is an increase of 19,866 units since the prior Consolidated Plan. The most prevalent housing unit type is 1-unit detached structures, which account for 62.4% of the housing stock. The next most common housing unit type is small-to-medium multifamily structures (5-19 units), which comprise 16.8% of the housing stock. Large multifamily structures with 20 or more units account for 10.2% of the City's housing units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	341,715	63%
1-unit, attached structure	13,525	3%
2-4 units	33,605	6%
5-19 units	89,710	17%
20 or more units	53,540	10%
Mobile Home, boat, RV, van, etc.	8,060	1%
<b>Total</b>	<b>540,155</b>	<b>100%</b>

Table 30 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,480	1%	10,785	5%
1 bedroom	4,525	2%	73,655	33%
2 bedrooms	37,875	14%	75,840	34%
3 or more bedrooms	225,585	84%	64,515	29%
<b>Total</b>	<b>269,465</b>	<b>101%</b>	<b>224,795</b>	<b>101%</b>

Table 31 – Unit Size by Tenure

Data Source: 2013-2017 ACS

### Residential Properties, Housing Tenure and Related Maps and Tables

## *Summary of Data Insights*

The San Antonio housing stock is composed primarily of single-family detached homes, a large percentage of which were built before 1970. The second most common type of housing unit is multifamily units, of which 10.2% are located in multifamily structures with 20 or more units, and 9.1% are located in multifamily structures with 10-19 units. Previously, the City's zoning code made it difficult to develop townhouses and smaller homes such as cottages, and garden homes. However, the City Council approved changes to the Development Code in 2018 that created new residential zoning districts, R-1 and R-2, that allow for the development of single-family homes, townhouses, cottages, and garden homes on smaller, infill lots.

Over 12% of San Antonio residents moved into their home before 1989. In the Near Westside, long-tenured homeowners have not experienced significant home value appreciation and many of their homes are currently valued at less than \$100,000. Financing home repairs is likely to be a struggle for low- and moderate-income owners living in such homes since they have built insufficient equity to finance necessary home repairs via a home equity line of credit.

Much of the large multifamily (50+ units) development has occurred outside of Loop 410, whereas small multifamily structures (3-19 units) are the prevalent multifamily structure type within Loop 410. According to an analysis of 2018 American Community Survey data conducted by the Urban Institute related to very small multifamily structures (2-4 units), "their average rent...is less than the median for single-family rentals, medium-size apartment buildings, and large apartment buildings." As such, smaller multifamily structures are often a major source of unsubsidized affordable housing and preserving these types of housing units should be a priority.

The average household size for residents living in an owner-occupied housing unit is 3.20 persons and the average household size for residents living in a renter-occupied unit is 2.69 persons. The City's housing stock appears to be adequately aligned with the need for the *average-sized* household, since two- or three-bedroom units are the most common size of housing units for both owner and renter housing units. However, very few housing units offer over four bedrooms, which would accommodate the needs of larger households.

The following maps and tables are used to supplement the analysis of the City's number of housing units and tenure of occupants:

- **Table E1:** Total housing units by type
- **Table E2:** Unit size by tenure
- **Map E3:** Unit mix and square footage
- **Map E4:** Areas where owners and renters predominate
- **Map E5:** Areas with lower home values and long tenured occupants
- **Map E6:** Location of multifamily structures

- **Map E7:** Estimated number of housing units in buildings with 3 or more units between 2015-2019

*Data Sources for Narrative:* U.S. Census, American Community Survey 2015-2019, REIS by Moody's Analytics; San Antonio Housing Authority (SAHA) 2019 Fact Sheet

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

*Data Source for Tables:* U.S. Census, American Community Survey 2015-2019; REIS by Moody's Analytics

### **Data Highlights - Residential Properties and Housing Tenure**

- **Residential properties by number of units** - The ***Total housing units by type table*** breaks down San Antonio's housing stock by unit type. Single family detached homes are most prominent, accounting for 62.4% of all housing units. Whereas multifamily structures of 5 or more housing units account for 27% of all housing units and 1.6% of housing units are classified as mobile home, boat, RV, van, etc.
- **Unit size by tenure** - The ***Unit size by tenure table*** compares unit sizes (by number of bedrooms) with housing tenure. Amongst owner-occupied and renter homes, units with 2 or 3 bedrooms dominate – comprising 68.4% of all owner units and 56.5% of all renter units. According to very recent unit mix data compiled by Moody's Analytics (current as of May 2021), the San Antonio apartment market inventory is composed of 4.0% studio units, 48.4% 1-bedroom units, 40.8% 2-bedroom units and 6.7% 3-bedroom units. This data is displayed in the ***Unit mix and square footage table***.
- **Housing tenure** - The split between owner and renter households has remained roughly the same since the last Consolidated plan. Currently, 53.9% of occupied housing units in the City are owner-occupied and 46.1% of the occupied units are renter-occupied. The ***Areas where owners and renters predominate map*** shows the areas in the city where more than 75% of the households either own or rent a home. Furthermore, the ***Areas with lower home values and long tenured occupants map*** depicts the census tracts where there is an overlap between low-valued homes and a prevalence of occupants who have lived in their housing unit for over 30 years.
- **Multifamily development distribution** - The ***Estimated number of housing units in buildings with 3 or more units between 2015-2019*** depicts the location of multifamily units across the City. Census tracts with a higher number of units are shaded in darker purple. The map shows that the City's central core contains many multifamily units. The first ring of census tracts outside of the City's core contain very few multifamily units. Then, as one progresses towards the inner and outer edges of Loop 410, there is a higher prevalence of multifamily units. Furthermore, the far Northern census tracts in the City contain high numbers of multifamily units.

- **Large multifamily developments** - The *Location of multifamily structures map* contains multiple layers to depict the areas in the City where there are more than 250 housing units in small, medium, and large multifamily structures. The areas shaded in blue are census tracts that contain more than 250 housing units located in small multifamily structures (3-19 total units in structure). The right-to-left facing hashmarks depict census tracts that contain more than 250 housing units located in medium-sized multifamily structures (20-49 total units in structure). The left-to-right facing hashmarks depict census tracts that contain more than 250 housing units located in large multifamily structures (50 or more total units in structure). Areas where the blue color and the hashmarks overlap are census tracts that have a diversity of multifamily structure types because they have more than 250 units in multiple categories of multifamily structures. The areas with a diversity of multifamily structure types are concentrated in the far Northern areas of the City.

	Texas		Bexar County, Texas		San Antonio city, Texas	
Label	Estimate	Percent	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY						
Total housing units	10,937,026	10,937,026	693,478	693,478	548,473	548,473
Occupied housing units	9,691,647	88.6%	636,245	91.7%	501,400	91.4%
Vacant housing units	1,245,379	11.4%	57,233	8.3%	47,073	8.6%
Homeowner vacancy rate	1.6	(X)	1.5	(X)	1.5	(X)
Rental vacancy rate	7.8	(X)	7.9	(X)	7.7	(X)
UNITS IN STRUCTURE						
Total housing units	10,937,026	10,937,026	693,478	693,478	548,473	548,473
1-unit, detached	7,116,086	65.1%	457,322	65.9%	342,134	62.4%
1-unit, attached	284,972	2.6%	15,401	2.2%	13,005	2.4%
2 units	204,568	1.9%	11,092	1.6%	10,529	1.9%
3 or 4 units	350,107	3.2%	28,448	4.1%	25,856	4.7%
5 to 9 units	519,211	4.7%	46,563	6.7%	42,400	7.7%
10 to 19 units	690,074	6.3%	54,805	7.9%	50,048	9.1%
20 or more units	977,835	8.9%	61,292	8.8%	55,812	10.2%
Mobile home	775,632	7.1%	18,227	2.6%	8,523	1.6%
Boat, RV, van, etc.	18,541	0.2%	328	0.0%	166	0.0%

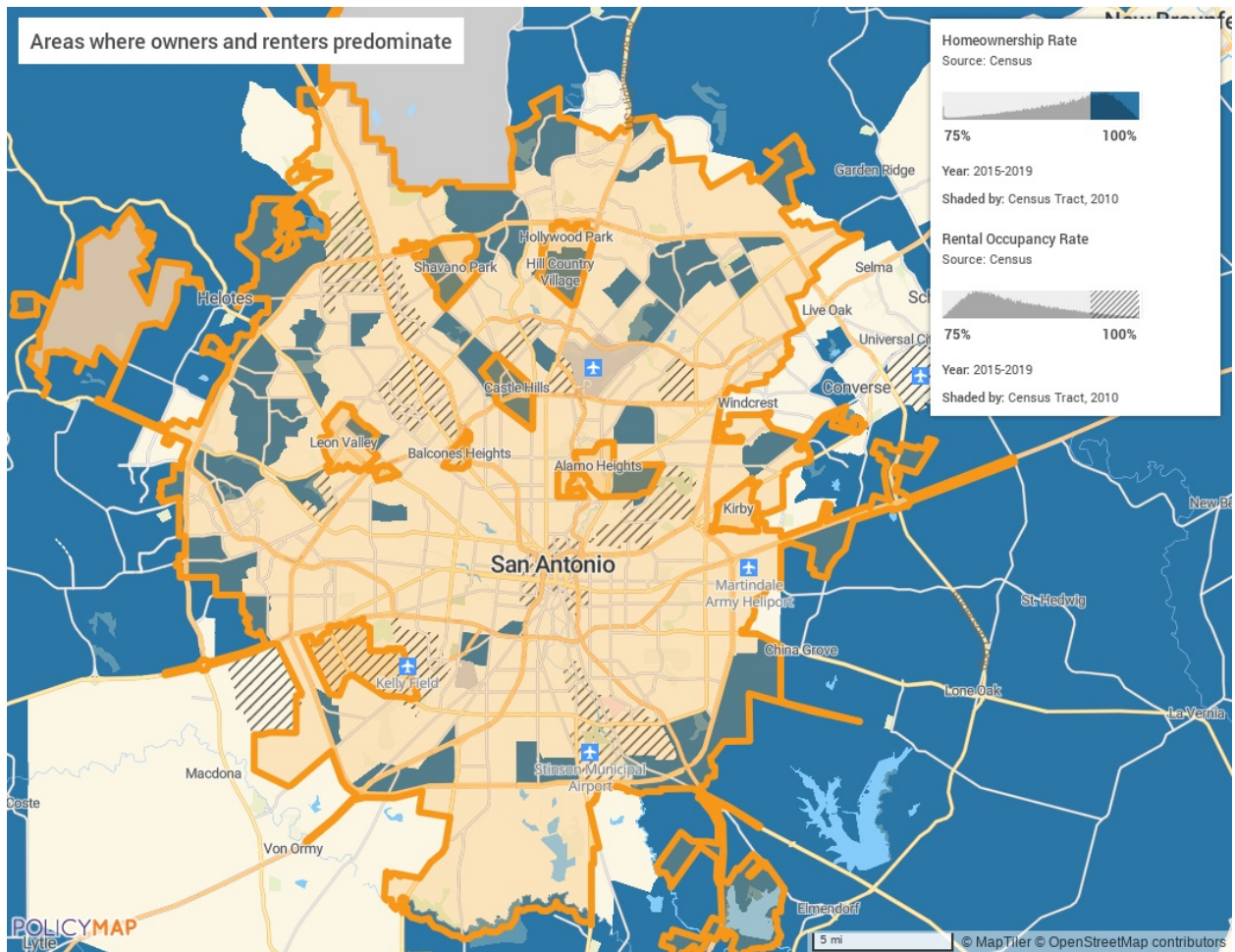
**Table E1: Total housing units by type**

	San Antonio city, Texas					
	Occupied housing units	Percent occupied housing units	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
Label	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
BEDROOMS						
No bedroom	14,482	2.9%	1,507	0.6%	12,975	5.6%
1 bedroom	80,055	16.0%	4,754	1.8%	75,301	32.6%
2 or 3 bedrooms	315,275	62.9%	184,806	68.4%	130,469	56.5%
4 or more bedrooms	91,588	18.3%	79,255	29.3%	12,333	5.3%

**Table E2: Unit size by tenure**

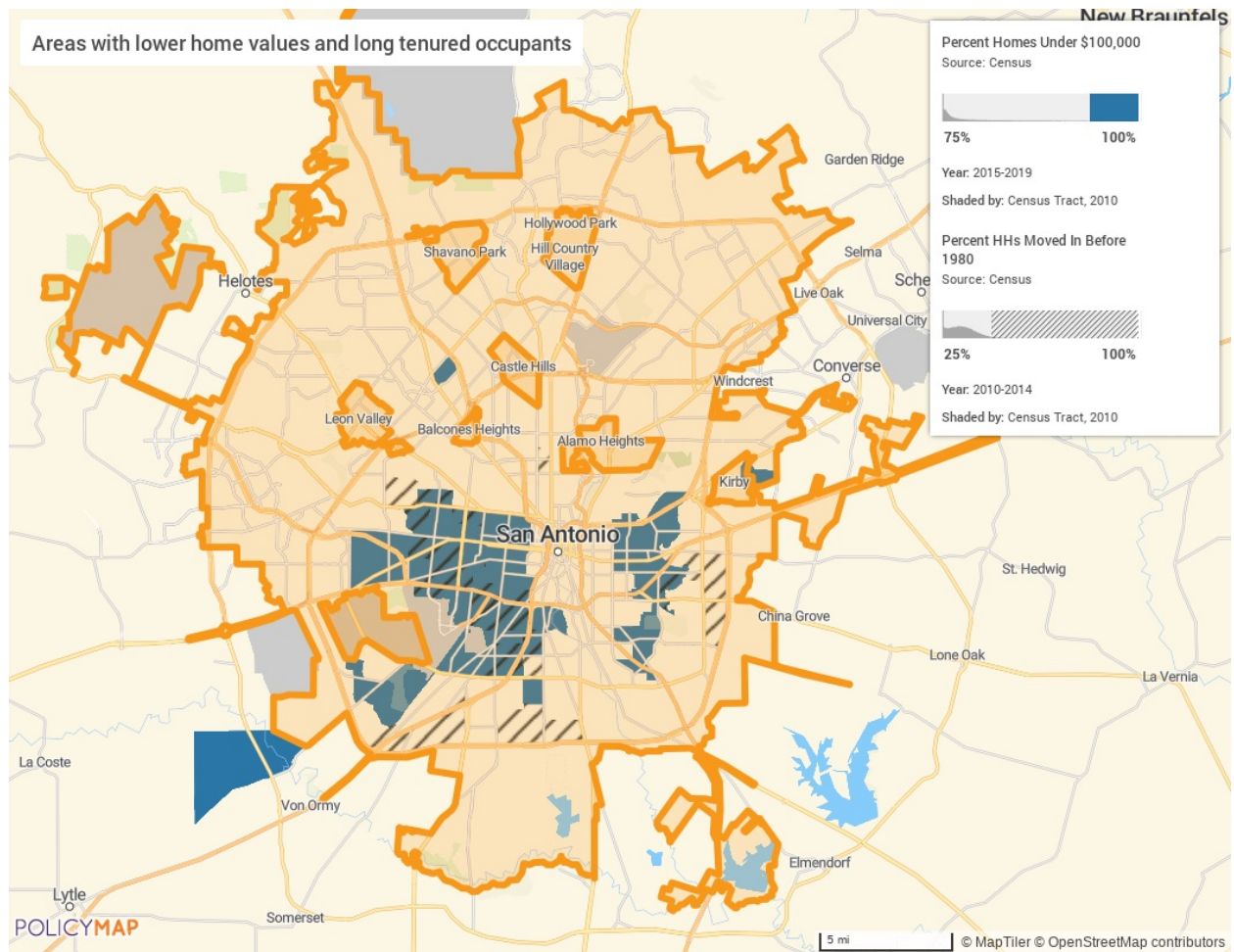
	INVENTORY	
	Inventory %	Average Size SF
<b>STUDIO</b>		
San Antonio	4.0%	482
Southwestern Region	3.3%	556
United States	5.6%	568
<b>1 BEDROOM</b>		
San Antonio	48.4%	699
Southwestern Region	49.4%	779
United States	42.9%	812
<b>2 BEDROOM</b>		
San Antonio	40.8%	1022
Southwestern Region	41.6%	1122
United States	44.8%	1132
<b>3 BEDROOM</b>		
San Antonio	6.7%	1338
Southwestern Region	5.7%	1459
United States	6.6%	1450

**Table E3: Unit mix and square footage**

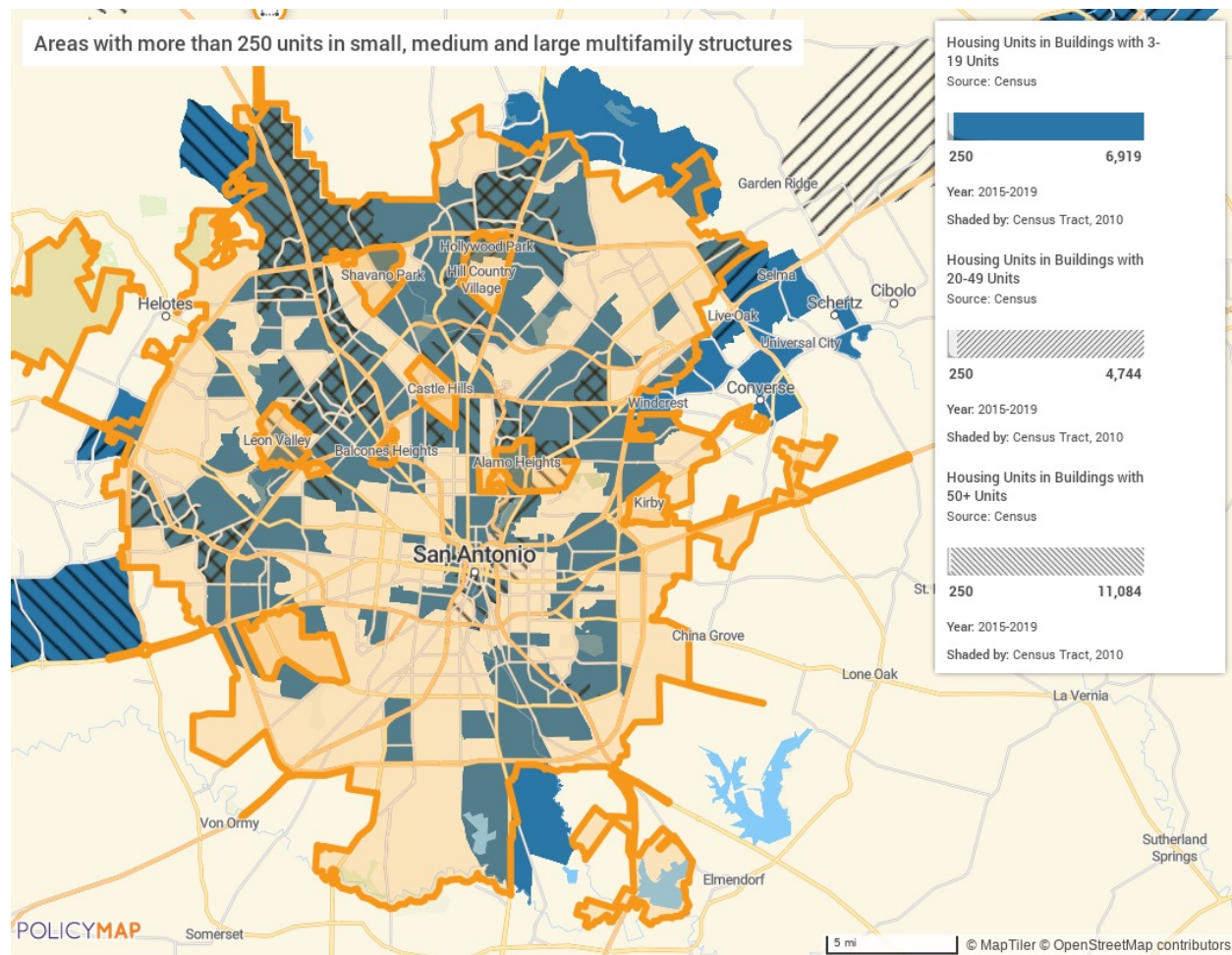


**Map E4: Areas where owners and renters predominate**

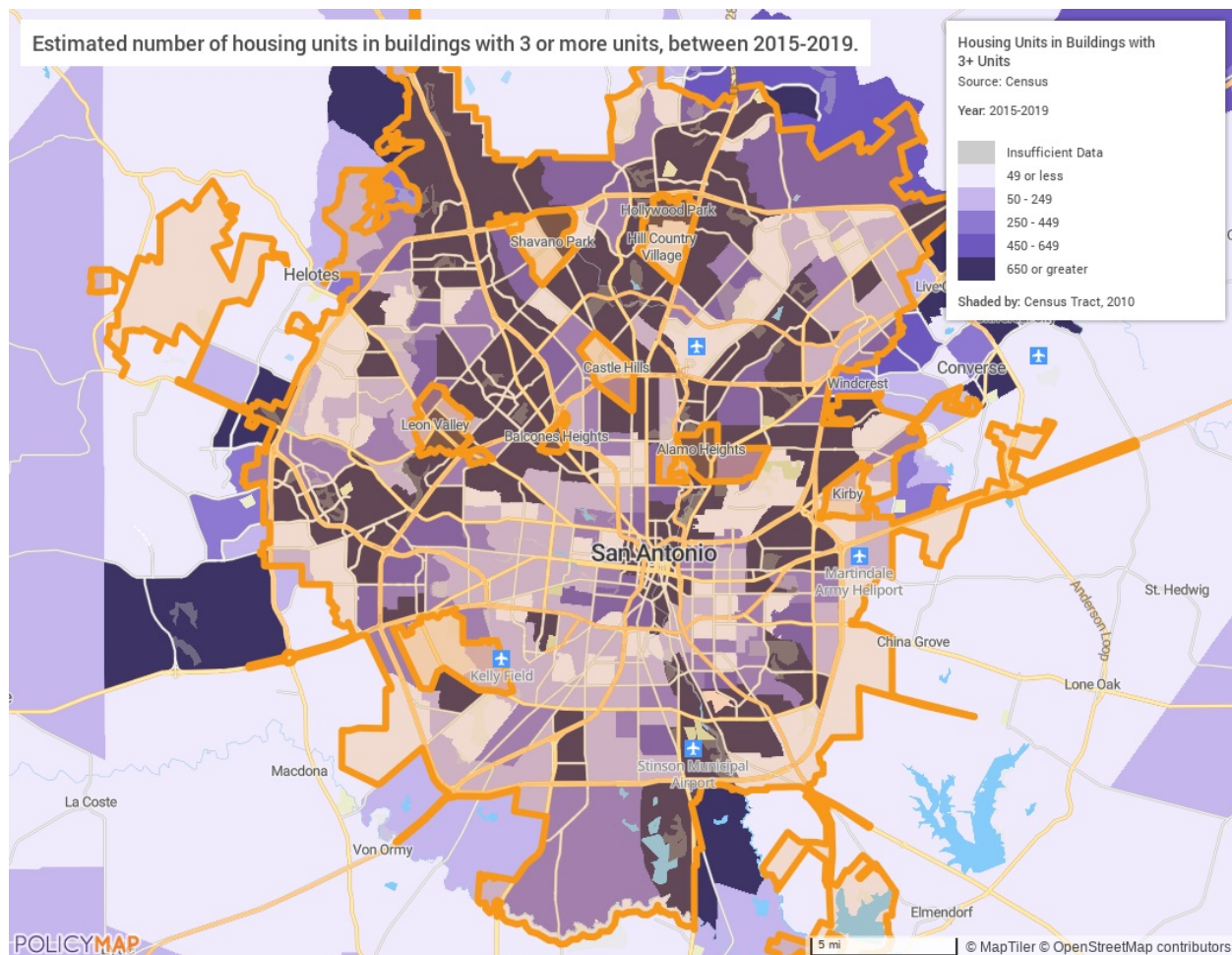




**Map E5: Areas with lower home values and long tenured occupants**



**Map E6: Location of multifamily structures**



**Map E7: Estimated number of housing units in buildings with 3 or more units between 2015-2019**

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

The City reports on its accomplishments and progress toward Consolidated Plan goals for use of CDBG, HOME, HESG, and HOPWA funds in the Consolidated Annual Performance and Evaluation Report (CAPER). In the 2020 CAPER, the City reported on its progress in providing affordable housing, including the number and types of families served. Specifically, among the persons served with CDBG funds, 19% were extremely low income, 35% were low income, and 46% were moderate income. With regard to HOME funds, 2% were extremely low income, 18% were low income and 80% were moderate income. Of the persons served with CDBG funds, all were owner occupied households. Of the 125 persons served with HOME funds, 106 were owner occupied households and 19 were renter occupied.

The CDBG Program, as a whole, assisted a total of 1,150 beneficiaries including 969 that identified their ethnicity as Hispanic. Additionally, 947 identified their race as White, 135 identified their race as Black or African American, 15 identified their race as Asian. The HOME Program assisted a total of 125 families including 86 that identified their ethnicity as Hispanic.



Additionally, 70 identified their race as White, 15 as Black or African American, 13 as Asian, and 27 families identified their race as other multi-racial.

The HOPWA program assisted a total of 1,233 beneficiaries including 407 that identified as Hispanic. The total beneficiaries include 802 White, 375 Black or African American, 6 Asian, 7 American Indian or American Native, 1 Native Hawaiian or Other Pacific Islander, and 42 families identified their race as other multi-racial.

The HESG program assisted a total of 2,408 beneficiaries including 1,269 that identified as Hispanic. Additionally, 1,721 White, 611 Black or African American, 10 Asian, 21 American Indian or Alaskan Native, 1 Native Hawaiian or Other Pacific Islander, and 44 families identified their race as other multi-racial.

Additionally, the San Antonio Housing Authority (SAHA) reports the follow data on its 2019 Fact Sheet related to the number and targeting of federally assisted housing units:

- SAHA provides housing assistance to over 65,000 children, adults, and senior citizens
- More than 50 percent of individuals served are younger than 18 years old
- Nearly one-half of SAHA's client heads of households are elderly or disabled
- Families in SAHA's federally funded rental assistance programs earn an average income of less than \$12,131 annually
- SAHA owns and manages 6,137 public housing units at 70 properties
- In partnership with private landlords, SAHA administers 12,446 rental vouchers
- SAHA provides 7,975 mixed-income units at 46 properties through nonprofit entities and partnerships

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

According to PolicyMap data, there are seven housing tax credit projects that are at-risk of losing their affordability in the near future. All of the following projects will enter Year 30 in the LIHTC program over the course of the next 9 years. In total, they are currently providing 607 affordable housing units.

- Homestead Apartments – 162 low-income units
- Vera Cruz Senior Citizens – 9 low-income units
- Lago Vista Village – 67 low-income units
- Calcasieu Apartments – 49 low-income units
- Summerciti Townhomes – 150 low-income units
- Monticello Manor Apartments – 152 low-income units

- 1025 Sutton Drive – 18 low-income units

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

No. The City has a shortage of both for-sale and rental properties that are affordable for low- and moderate-income individuals and households. Nearly a third of owners report being housing cost-burdened (28.5%) and 50.3% of renters report being housing-cost burdened. The lack of diversity of housing stock may be one driver of housing affordability, since there are very few townhomes, cottage homes and garden homes.

Rental trends indicate that housing costs-burdens are likely to continue to grow as average rents rise at rates that outpace income growth. Specifically, Moody's Analytics data shows that the average asking rent per unit has risen in the San Antonio market from \$661 in 2006 to \$991 in the first quarter of 2021. The COVID-19 pandemic briefly impacted the steady growth of average asking rents, which saw a decline of 0.2% in both the third and fourth quarters of 2020. However, in the first quarter of 2021, rents resumed their steady increase - 0.1% over the past quarter.

Over the same time period, average vacancy rates have remained relatively stable, ranging from a low of 5.3% in 2016 to a high of 7.4% in 2006 (with the lone outlier of 10.3% during the recession of 2008-2009). At affordable/LIHTC properties, the average vacancy rate has risen slightly from 3.1% in 2015 to 4.5% at the end of 2020. However, the vacancy rate in market rate apartment communities offering asking rents at the lowest end of the market (average of \$652) is essentially 0% and vacancy rates are only 3% in apartment communities with asking rents that are slightly higher (\$837). The same holds true for affordable/LIHTC properties where the units at the lowest range of restricted rents (\$569) have vacancy rates of 0%.

However, according to the U.S. Bureau of Economic Analysis, the per capita personal income (i.e., the area's personal income divided by its population) in the San Antonio-New Braunfels MSA has only grown from \$42,559 in 2014 to \$48,684 in 2019.

Additionally, the lack of affordable housing is a primary driver of homelessness. According to the 2021 PIT report, "advocates identify the main cause of homelessness as the lack of affordable housing in Texas (Menchaca, 2019), particularly in Austin, Dallas-Fort Worth, Houston, and San Antonio. These metro areas make up the Urban Triangle that drives Texas population growth."

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

There are very few market rate apartments large enough to accompany larger families – only 6.7% of available inventory has 3 bedrooms. However, this percentage aligns with the national inventory average of 6.6%. The majority of market rate apartment units in the San Antonio market area are one bedroom (48.4%) and two-bedroom units (40.8%). The affordable/LIHTC sector is doing a better job of meeting the needs of larger families – 22.1% of affordable units have 3 bedrooms and another 4.3% have four bedrooms.

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

### Introduction

#### *Summary and Data Insights*

According to the Harvard Joint Center for Housing Studies, home sales prices in the San Antonio-New Braunfels MSA increased by 8.2% in the fourth quarter of 2020 and 8.5% in the first quarter of 2021. Similarly, Moody's Analytics data shows that the average asking rent per unit has risen in the San Antonio market from \$661 in 2006 to \$991 in the first quarter of 2021. Rapidly rising home sales prices and steadily increasing rents are issues that will negatively affect the ability of low- and moderate-income City residents to secure affordable housing.

While rising home sales prices benefit existing homeowners who choose to sell their homes, these higher sales prices prevent low- and moderate-income homebuyers from being able to purchase a home. And while the City has reformed its zoning regulations to allow for easier infill development of smaller housing types, there is not yet a significant supply of such homes. Therefore, if low- and moderate-income homebuyers are priced out of the single-family housing market, they will either leave the City to find housing or will be forced to rent a housing unit.

Rising rents put similar pressures on low- and moderate-income households. Based on current average rental rates published by REIS, a household earning 80% of the City's median income (\$41,964) would only be able to afford a monthly rental payment of \$1,049, which puts most 2-bedroom and 3-bedroom units out of reach. Additionally, if the City loses any of the LITHC units that are at risk of becoming market-rate units, low-income renters will have an even harder time finding affordable housing units.

The following maps and graphics are used to supplement the analysis of the City's housing costs:

- **Graphic F1:** Per capita personal income in San Antonio New Braunfels MSA
- **Graphic F2:** Home prices are skyrocketing in most markets – real dollars
- **Map F3:** Estimated median value of an owner-occupied home between 2015-2019
- **Map F4:** Estimated percent of all owner-occupied homes valued at less than \$100,000 between 2015-2019
- **Map F5:** Estimated percent of all homeowners with incomes less than \$50,000 who are burdened by housing costs between 2015-2019
- **Map F6:** Percent change in annual housing price index between 2019 and 2020
- **Map F7:** Estimated median gross rent of two-bedroom units between 2015-2019
- **Map F8:** Estimated median gross rent of three-bedroom units between 2015-2019
- **Map F9:** 2-bedroom Small Area Fair Market Rent (FMR)

- **Map F10:** 3-bedroom Small Area Fair Market Rent (FMR)
- **Map F11:** Percent of renters with incomes less than \$50,000 who are burdened

*Data Sources for Narrative: U.S. Census, American Community Survey 2015-2019; REIS by Moody's Analytics, San Antonio Apartment Market (June 2021); Harvard Joint Center for Housing Studies tabulations of US Census Bureau, American Community Survey 2019 1-Year Estimates*

*Data Source for Maps: PolicyMap, www.policymap.com*

*Data Source for Graphics: Bureau of Economic Analysis, Federal Reserve Economic Data (FRED), Per capita personal income in San Antonio New Braunfels MSA (2014-2019); Harvard Joint Center for Housing Studies tabulations of US Census Bureau, American Community Survey 2019 1-Year Estimates*

## Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	103,700	127,700	23%
Median Contract Rent	603	767	27%

**Table 32 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	16,815	0.0%
\$500-999	95,562	0.0%
\$1,000-1,499	80,364	0.0%
\$1,500-1,999	22,140	0.0%
\$2,000 or more	5,907	0.0%
<b>Total</b>	<b>220,788</b>	<b>0.0%</b>

**Table 33 - Rent Paid**

**Alternate Data Source Name:**  
2015-2019 American Community Survey 5-Year Est.  
**Data Source Comments:**

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	22,590	No Data
50% HAMFI	59,455	42,871
80% HAMFI	118,065	77,263
100% HAMFI	No Data	92,450

% Units affordable to Households earning	Renter	Owner
<b>Total</b>	<b>200,110</b>	<b>212,584</b>

Table 34 – Housing Affordability

Alternate Data Source Name:

2015-2019 American Community Survey 5-Year Est.

Data Source Comments:

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	761	912	1,114	1,446	1,793
High HOME Rent	761	884	1,062	1,219	1,340
Low HOME Rent	648	695	833	963	1,075

Table 35 – Monthly Rent

Alternate Data Source Name:

HUD HOME Rents and FMR

Data Source Comments: 2021 HOME Rents and FMRs are used.

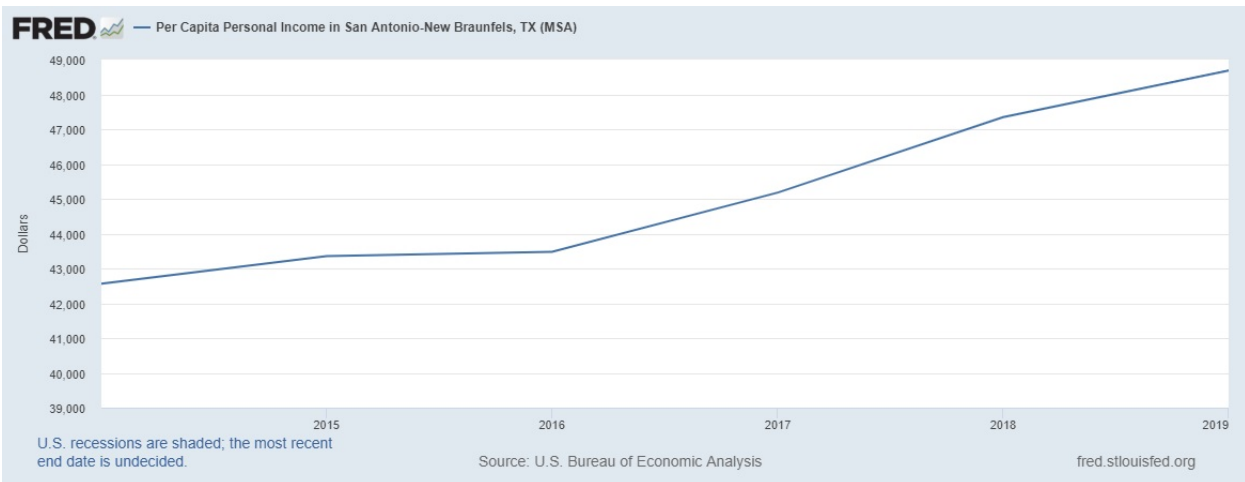
## Data Highlights - Housing Costs

- **Home Values** – The *Home prices are skyrocketing in most markets – real dollars graphic* shows the rapid increase in home prices that has occurred in the City since 2012, with an especially sharp spike in the second quarter of 2020.
- **Median Home Value** - The *Estimated median value of an owner-occupied home between 2015-2019 map* shows that census tracts where the median homes value is less than \$107,600 are located primarily inside Loop 410, although there is a clustering of census tracts inside the loop – to the Northeast of the City’s core – where median home values are significantly higher than other census tracts within Loop 410. The *Estimated percent of all owner-occupied homes valued at less than \$100,000 between 2015-2019* highlights the census tracts that not only have a median home value at less than \$100,000, but are areas where homes valued under \$100,000 predominate.
- **Change in Home Sales Prices** - The *Percent change in annual housing price index between 2019 and 2020 map* uses very recent housing sales data (2019 & 2020), to show the areas of the City that are currently experiencing rapid growth in housing prices, most of which are in the far Northern areas of the City.
- **Median Rent** - The following maps – *Estimated median gross rent of two-bedroom units between 2015-2019* and *Estimated median gross rent of three-bedroom units between 2015-2019* – depict the median gross rent for two-bedroom and three-bedroom rental housing units in the City. In both instances, the lowest rents are available in the Near Westside. Additionally, the *2-bedroom Small Area Fair Market Rent (FMR)* and *3-bedroom Small Area Fair Market Rent (FMR)* maps show that the Fair Market Rents (FMRs) that form the basis for Section 8 Housing Choice Voucher payment



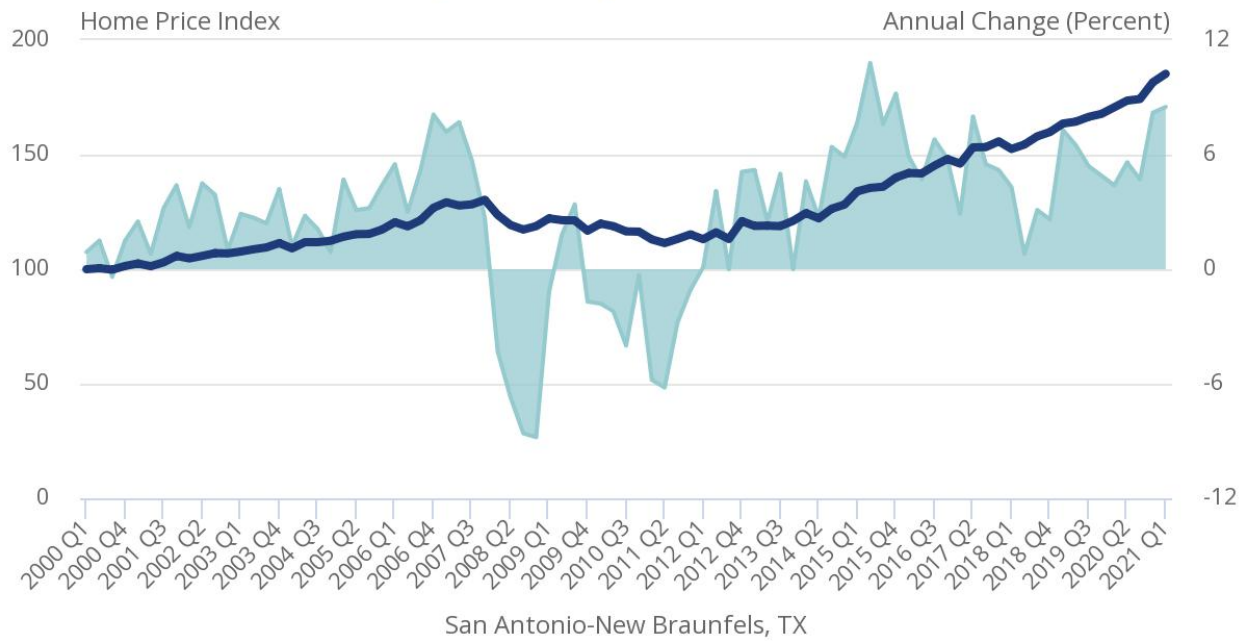
standards are aligned with the City’s median gross rents. However, the FMRs diverge in two separate ways – the FMRs are higher than the median gross rents in numerous census tracts near the City’s core and are lower than the median gross rents offered outside of Loop 410 to the North. Thus, voucher holders attempting to secure a rental unit outside of Loop 410 to the North will have a harder time finding a unit because the voucher payment standard is lower than the gross rent that the landlord could obtain renting to a non-voucher holder.

- **Change in Rent** - As stated earlier, rental trends indicate that housing costs-burdens are likely to continue to grow as average rents rise at rates that outpace income growth. Specifically, Moddy’s Analytics data shows that the average asking rent per unit has risen in the San Antonio market from \$661 in 2006 to \$991 in the first quarter of 2021. The COVID-19 pandemic briefly impacted the steady growth of average asking rents, which saw a decline of 0.2% in both the third and fourth quarters of 2020. However, in the first quarter of 2021, rents resumed their steady increase - 0.1% over the past quarter.



**Graphic F1: Per capita personal income in San Antonio New Braunfels MSA**

## Home Prices Are Skyrocketing in Most Markets – Real Dollars

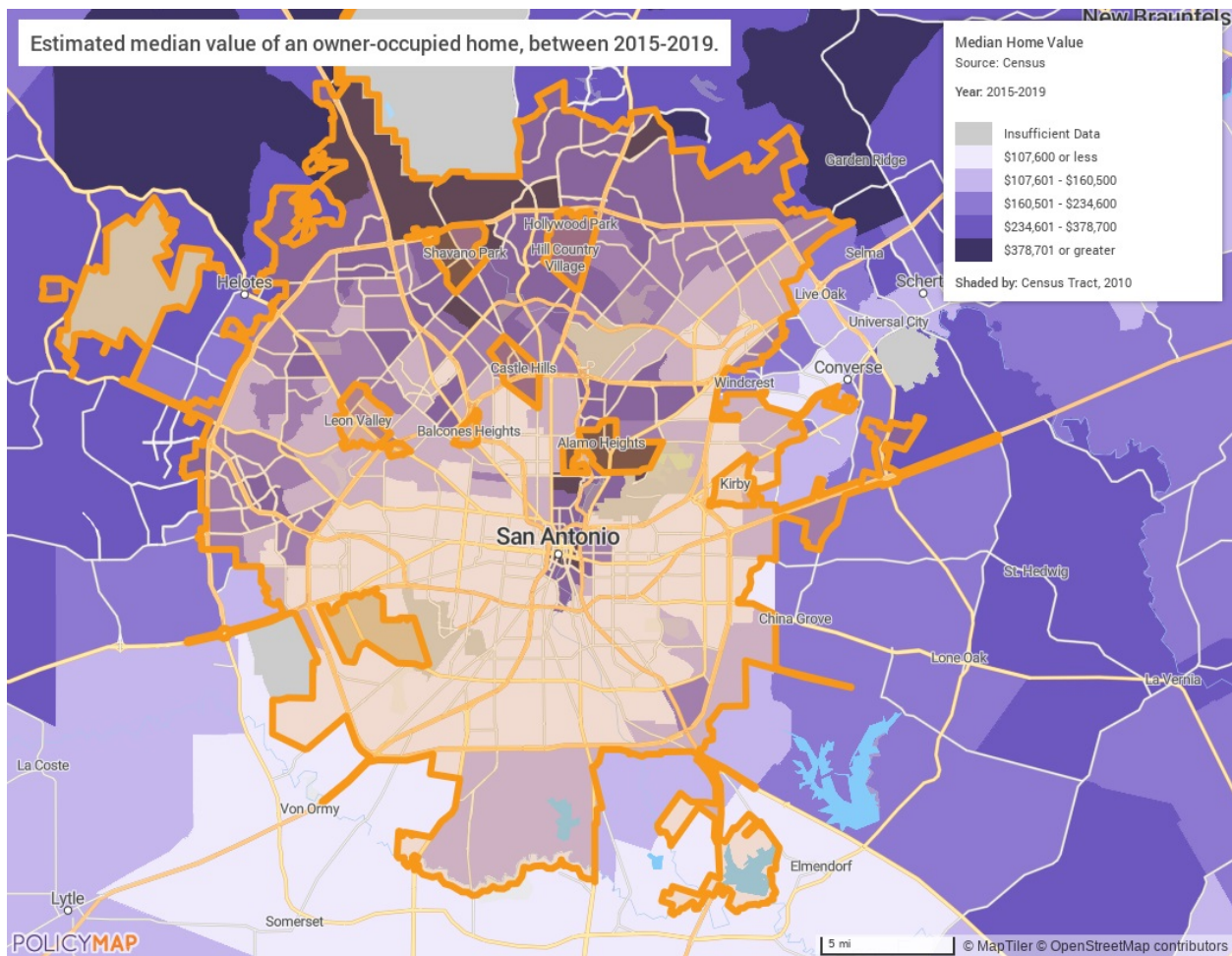


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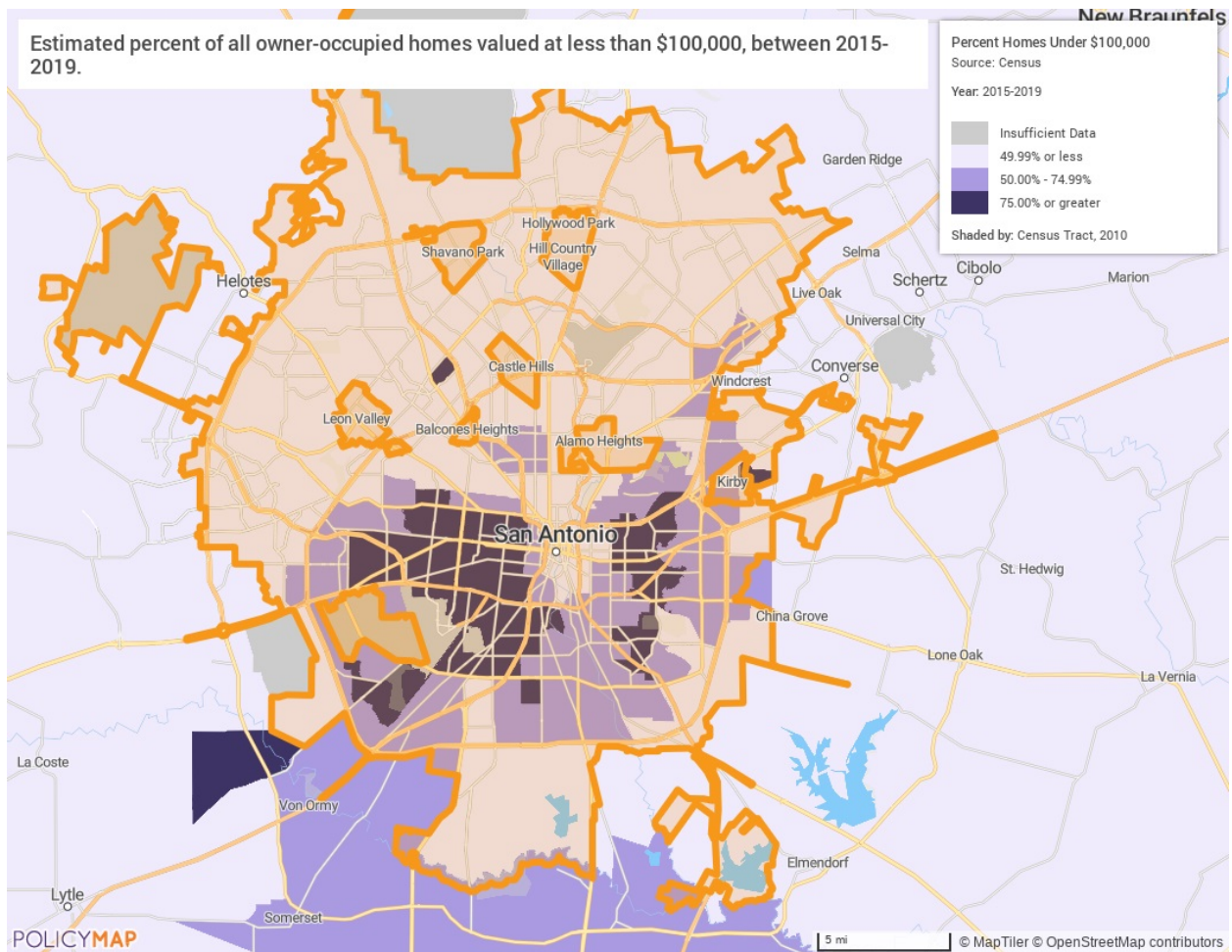
Home Price Index Annual Change (Right scale)

Notes: Real home prices are adjusted for inflation using the CPI-U for All Items less shelter. Data are for metropolitan areas and divisions.  
Source: Harvard Joint Center for Housing Studies tabulations of FHFA Purchase-Only House Price Index.

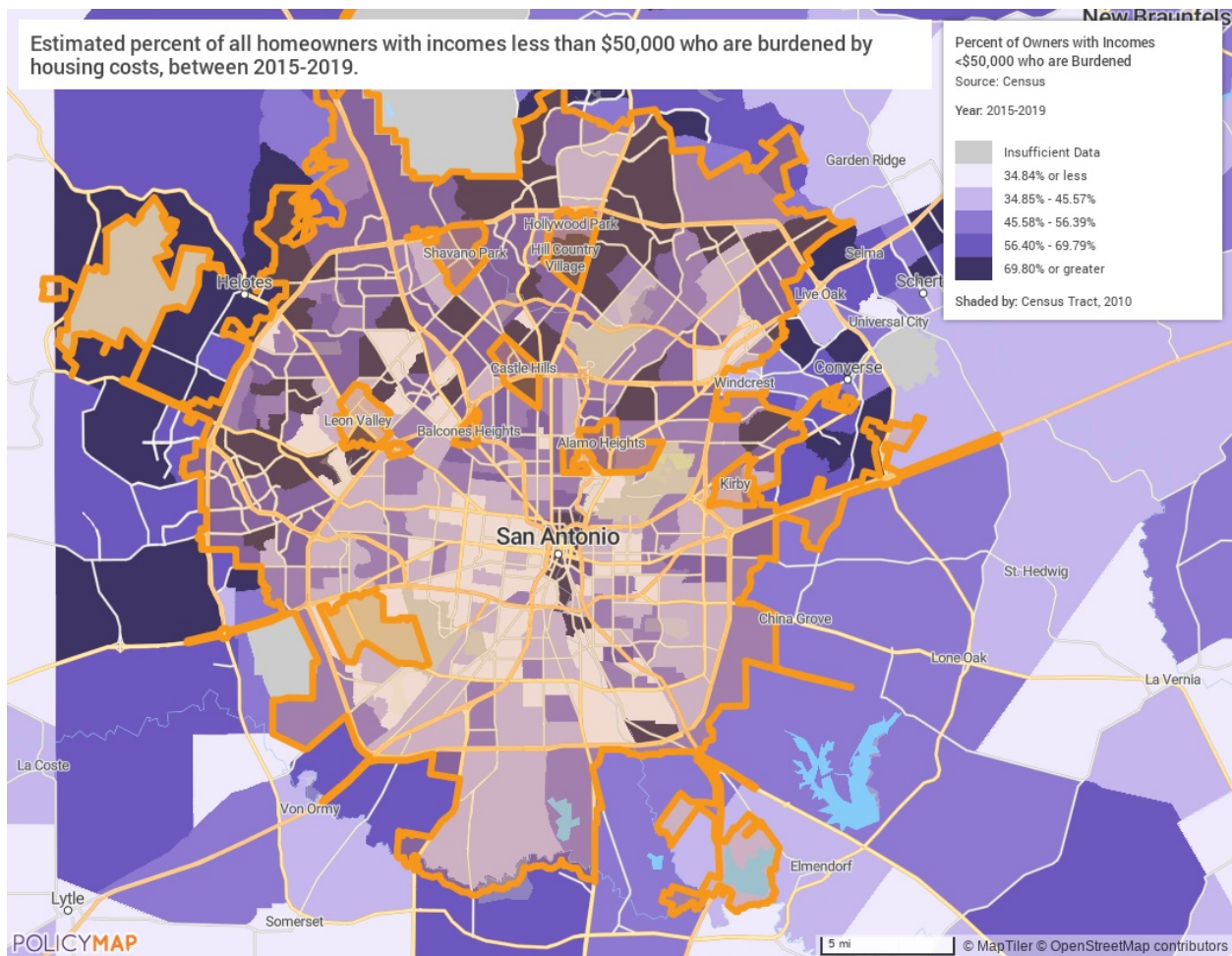
**Graphic F2: Home prices are skyrocketing in most markets, real dollars**



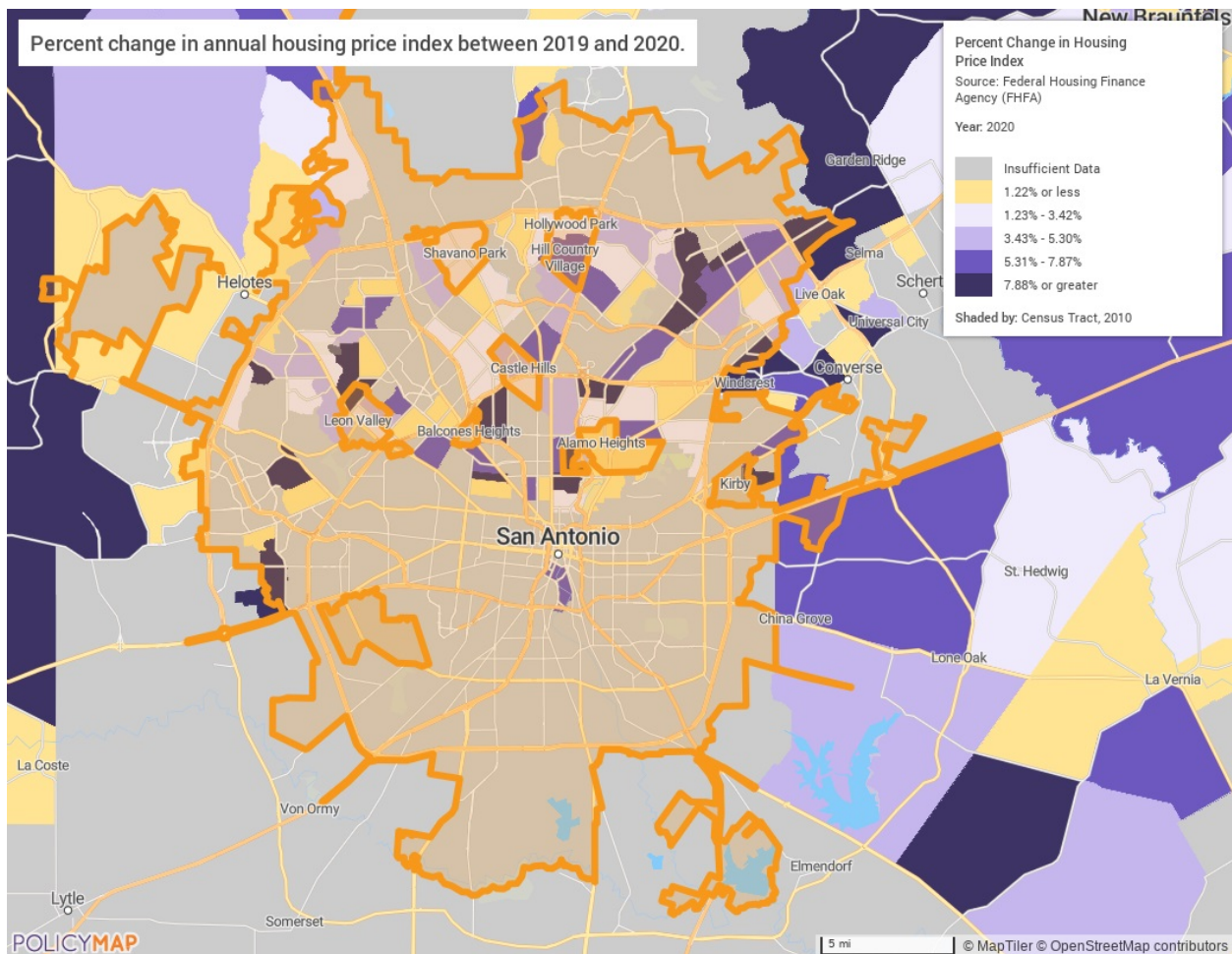
**Map F3: Estimated median value of an owner-occupied home between 2015-2019**



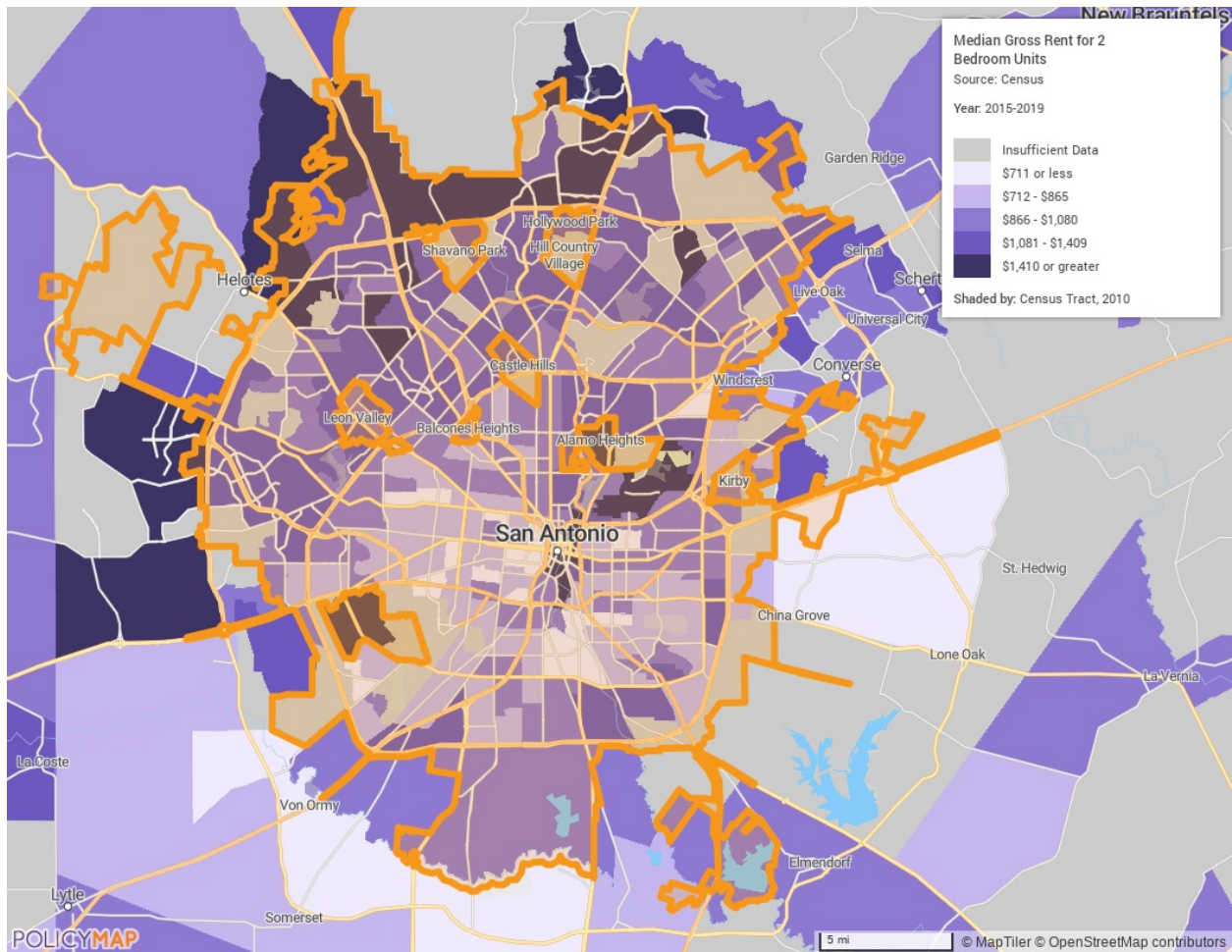




**Map F5: Estimated percent of all homeowners with incomes less than \$50,000 who are burdened**

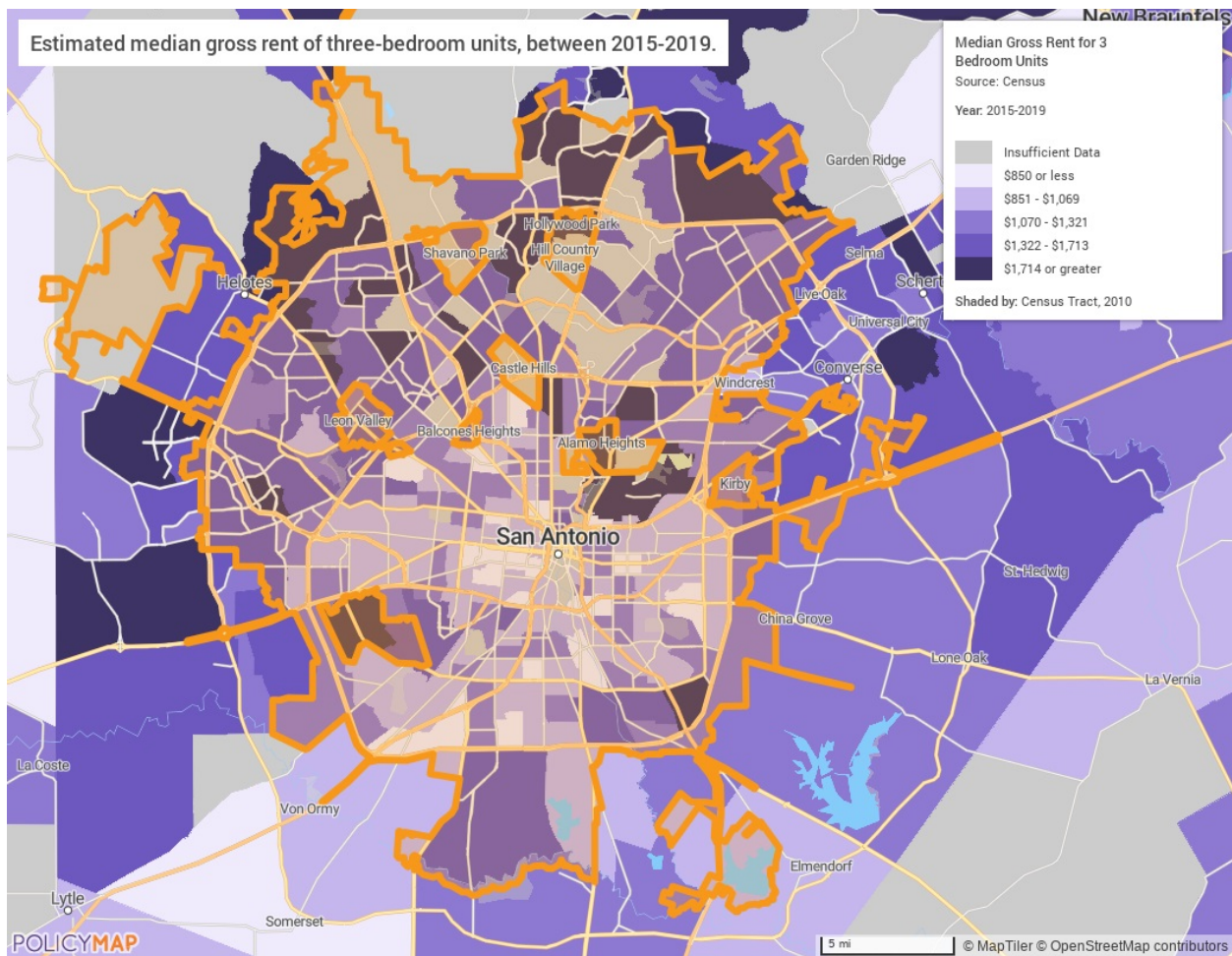


**Map F6: Percent change in annual housing price index between 2019 and 2020**



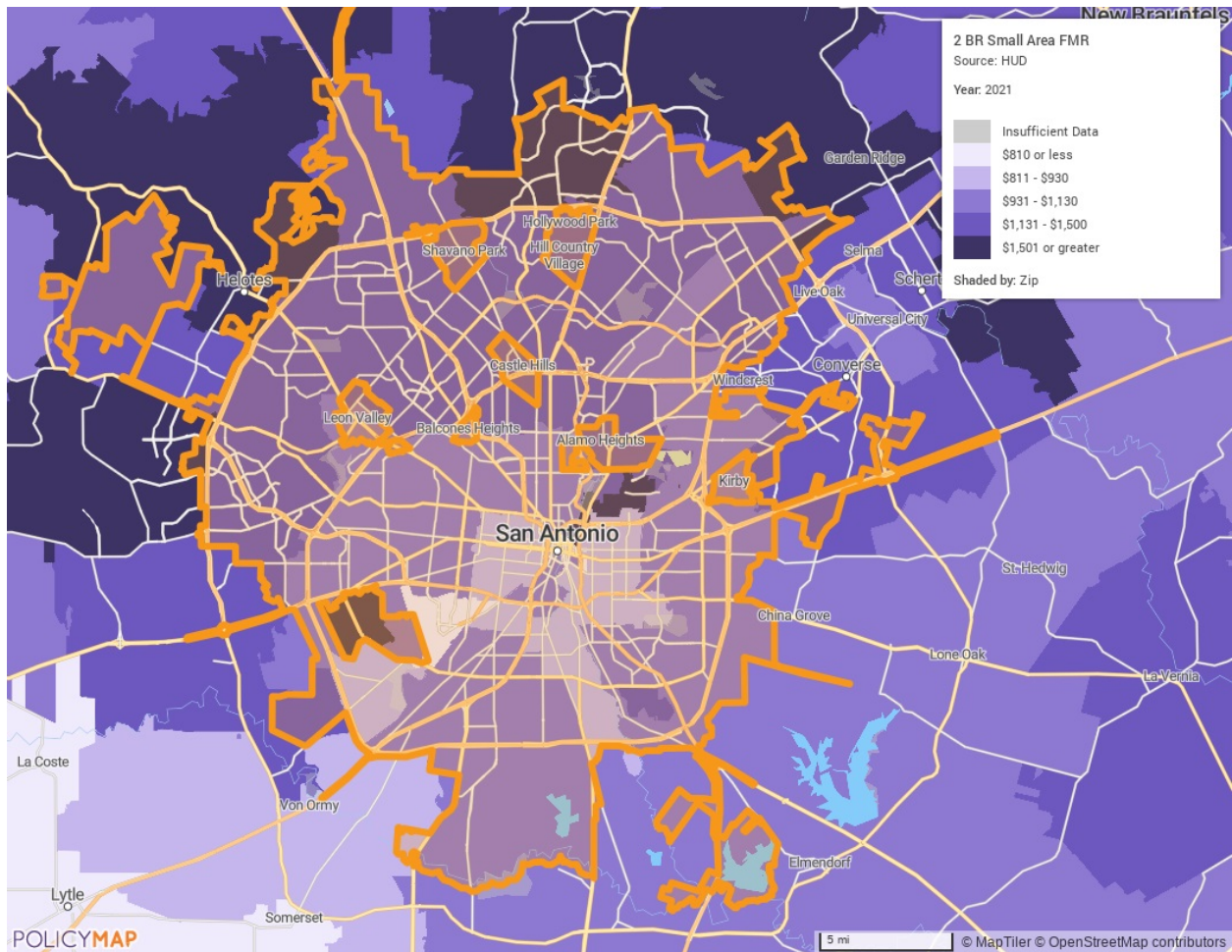
**Map F7: Estimated median gross rent of two-bedroom units between 2015-2019**



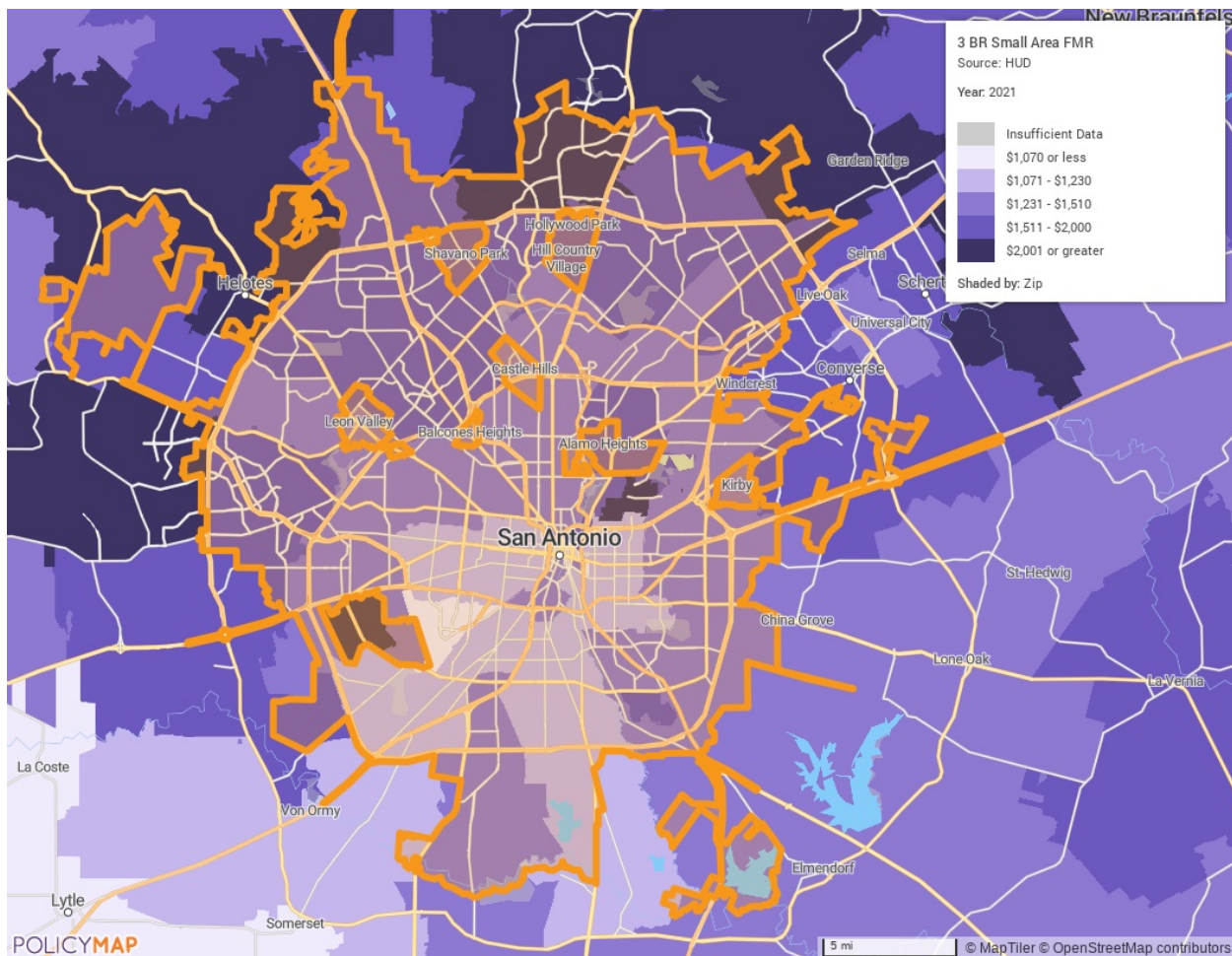


**Map F8: Estimated median gross rent of three-bedroom units between 2015-2019**





**Map F9: 2-bedroom Small Area Fair Market Rent (FMR)**



**Map F10: 3-bedroom Small Area Fair Market Rent (FMR)**

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

Low- and moderate-income households continue to struggle to find housing that is affordable. This issue is especially acute for both homeowners and renters who earn far less than the City's median income of \$52,455.

**Homeownership** – According to the National Association of Realtors, in the first quarter of 2021, the median homes sales price in the San Antonio-New Braunfels MSA was \$266,700, which was an 11.7% increase year over year. According to NAR, in 2018, the median sales price of existing single-family homes was \$228,100 meaning that the median sales price has risen \$38,600 in less than 3 years. Using some basic assumptions about mortgage interest rates and terms (i.e., assuming a 6% interest rate and a 30-year term), a household earning the City's median income would have a mortgage capacity of \$218,714. Thus, based on the NAR data, a household earning the City's median income would likely struggle to find a home that they could afford, since their mortgage capacity is lower than the median home sales price. A household earning 80% of the City's median income (\$41,964) would fare far worse, since they would only have a mortgage capacity of \$174,972.

**Rental** - A household earning the City's median income would likely be able to find an affordable rental unit (i.e., where the gross rent is less than 30% of the household income), because they can afford a monthly rental payment of \$1,311. Moody's Analytics data shows that current rents offered for studio, one-bedroom and two-bedroom unit are below the \$1,311 threshold. Rents for 3-bedroom units are only slightly higher than the affordable threshold (\$1,431). However, a household earning 80% of the City's median income (\$41,964) would only be able to afford a monthly rental payment of \$1,049, which puts most 2-bedroom and 3-bedroom units out of reach.

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

Worrisome trends are occurring in both the homeownership and rental markets related to affordability. Rising pre-existing homes sales values, as well as rising construction costs, especially related to the price of lumber used in the construction of homes, will continue to impact the ability of low- and moderate-income households' ability to purchase a home.

Similarly, rental inventory could become a problem, which would likely lead to faster growth in rental prices. Moody's Analytics anticipates that completions of new apartment units will slow down dramatically over the next four years. For example, an average of 4445 apartment units were completed during 2016-2020. However, Moody's Analytics anticipates the completions average to drop by half during 2021-2025 (2107 units constructed per year). Developers are focused on the Far West and South markets with 4,030 proposed and planned units under construction in the Far West submarket and 4,767 proposed and planned units under construction in the South submarket.

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

FMRs diverge in two separate ways – the FMRs are higher than the median gross rents in numerous census tracts near the City's core and are lower than the median gross rents offered outside of Loop 410 to the North. Thus, voucher holders attempting to secure a rental unit outside of Loop 410 to the North will have a harder time finding a unit because the voucher payment standard is lower than the gross rent that the landlord could obtain renting to a non-voucher holder. It may be advisable to use HOME funds to provide gap financing for the development of housing units in amenity-rich neighborhoods outside of Loop 410, since market-rate landlords are unlikely to accept Housing Choice Vouchers in these areas due to the disparity between the FMR payment standard and market rents.

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

### **Introduction**

#### *Summary and Data Insights*

An examination of the condition of the City's housing stock reveals an aging housing stock where many occupied units are in need of health- and safety-related repairs. Nearly 50% of the City's housing stock was built before 1970. This is nearly 10 percentage points higher than the State of Texas as a whole. Much of the City's older housing stock is concentrated within Loop 410. Nearly all of the new housing construction that has occurred since 2015 is located outside of Loop 410.

Similarly, when comparing MSAs to MSAs, the San Antonio-New Braunfels MSA's housing stock has the highest percentage of pre-1970 units when compared to the Austin-Round Rock, Dallas-Fort Worth-Arlington, and Houston-The Woodlands-Sugarland MSAs.

According to Comprehensive Housing Affordability Strategy (CHAS) (custom tabulations from the 2013-2017 American Community Survey) data, a significant percentage of homeowners (24%) and renters (49%) are facing at least one housing problem. Additionally, 12% of owners are facing at least one severe housing problem and 28% of renters are facing at least one severe housing problem. A small percentage of housing units in the City lack completed plumbing (0.5%) or kitchen facilities (0.8%).

Vacant housing units are less of a concern in the City of San Antonio when compared to the State of Texas. 8.6% of housing units in the City are vacant, whereas 11.4% of units in the State are vacant.

PolicyMap.com publishes a Lead Risk Index that takes into account risk factors for lead exposure including age of housing stock and area poverty rate. Per PolicyMap.com, "the lead risk index is used to rank census tracts based on relative risk of exposure to lead. These categories correspond to quartiles based on the raw lead exposure score. Tracts marked 'High' are in the top 25% of tracts according to their risk of lead exposure." Numerous census tracts in the City are marked as "High Risk" and almost all are located within Loop 410.

Furthermore, while the condition of housing impacts a household's well-being, so does its location. Access to healthy foods is one data point that has garnered attention in recent years since it impacts a family's overall health. The Reinvestment Fund's Limited Supermarket Access (LSA) analysis "is a tool to identify areas...that have both inadequate and inequitable access to healthy food and sufficient market demand for new or expanded food retail operations...The LSA analysis measures access to healthy food by identifying areas that are well-served by supermarkets and those that have relatively limited access to supermarkets. Reinvestment Fund uses supermarkets (grocery stores with at least \$2 million in annual sales) as a proxy for healthy food access because a review of the relevant research shows that supermarkets, compared to smaller stores (e.g., corner stores), most consistently offer the greatest variety of

healthy foods at the lowest prices.” Per the LSA analysis, several areas in the City have limited supermarket access.

## Definitions

Housing units must meet local code requirements to be considered in “standard condition” and 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 “substandard condition, but 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.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	60,914	23%	103,401	45%
With two selected Conditions	1,993	1%	9,051	4%
With three selected Conditions	182	0%	493	0%
With four selected Conditions	0	0%	4	0%
No selected Conditions	207,233	77%	118,129	51%
<b>Total</b>	<b>270,322</b>	<b>101%</b>	<b>231,078</b>	<b>100%</b>

**Table 36 - Condition of Units**

**Alternate Data Source Name:**

2015-2019 American Community Survey 5-Year Est.

**Data Source Comments:**

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	55,231	20%	60,374	26%
1980-1999	79,293	29%	75,314	33%
1950-1979	119,707	44%	85,004	37%
Before 1950	16,091	6%	10,390	4%
<b>Total</b>	<b>270,322</b>	<b>99%</b>	<b>231,082</b>	<b>100%</b>

**Table 37 – Year Unit Built**

**Alternate Data Source Name:**

2015-2019 American Community Survey 5-Year Est.

**Data Source Comments:** ACS data did not align with table categories. Categories uses were: 2000 or later, 1980-1999, 1940-1979, and before 1940.



## 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	135,798	50%	95,394	41%
Housing Units build before 1980 with children present	44,813	17%	32,434	14%

**Table 38 – Risk of Lead-Based Paint**

**Alternate Data Source Name:**

2015-2019 American Community Survey 5-Year Est.

**Data Source Comments:** Census data indicates that 33% of owner-occupied housing units are occupied by related children of the householder under 18 years and 34% of renter-occupied housing units are occupied by related children of the householder under 18 years.

## 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 39 - Vacant Units**

**Data Source:** 2005-2009 CHAS

## Map and Graphics

The following maps and graphics are used to supplement the analysis of the condition of the City's housing:

- **Map G1:** Estimated median year a housing unit was built as of 2015-2019
- **Table G2:** Year structure built
- **Map G3:** Estimated number of owner-occupied housing units with one or more selected physical or financial conditions between 2015-2019
- **Map G4:** Estimated number of owner-occupied housing units with two or more selected physical or financial conditions between 2015-2019
- **Map G5:** Estimated number of renter-occupied housing units with one or more selected physical or financial conditions between 2015-2019
- **Map G6:** Estimated number of renter-occupied housing units with two or more selected physical or financial conditions between 2015-2019
- **Map G7:** Areas where homes were built before 1978 and median incomes are \$41,964 or lower
- **Map G8:** Risk of lead exposure in 2015-2019
- **Map G9:** Reinvestment Fund limited supermarket access (LSA) areas 2016

*Data Sources for Narrative:* U.S. Census, American Community Survey 2015-2019; Comprehensive Housing Affordability Strategy (CHAS) (custom tabulations from the 2013-2017 American Community Survey)

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

*Data Source for Table:* U.S. Census, American Community Survey 2015-2019

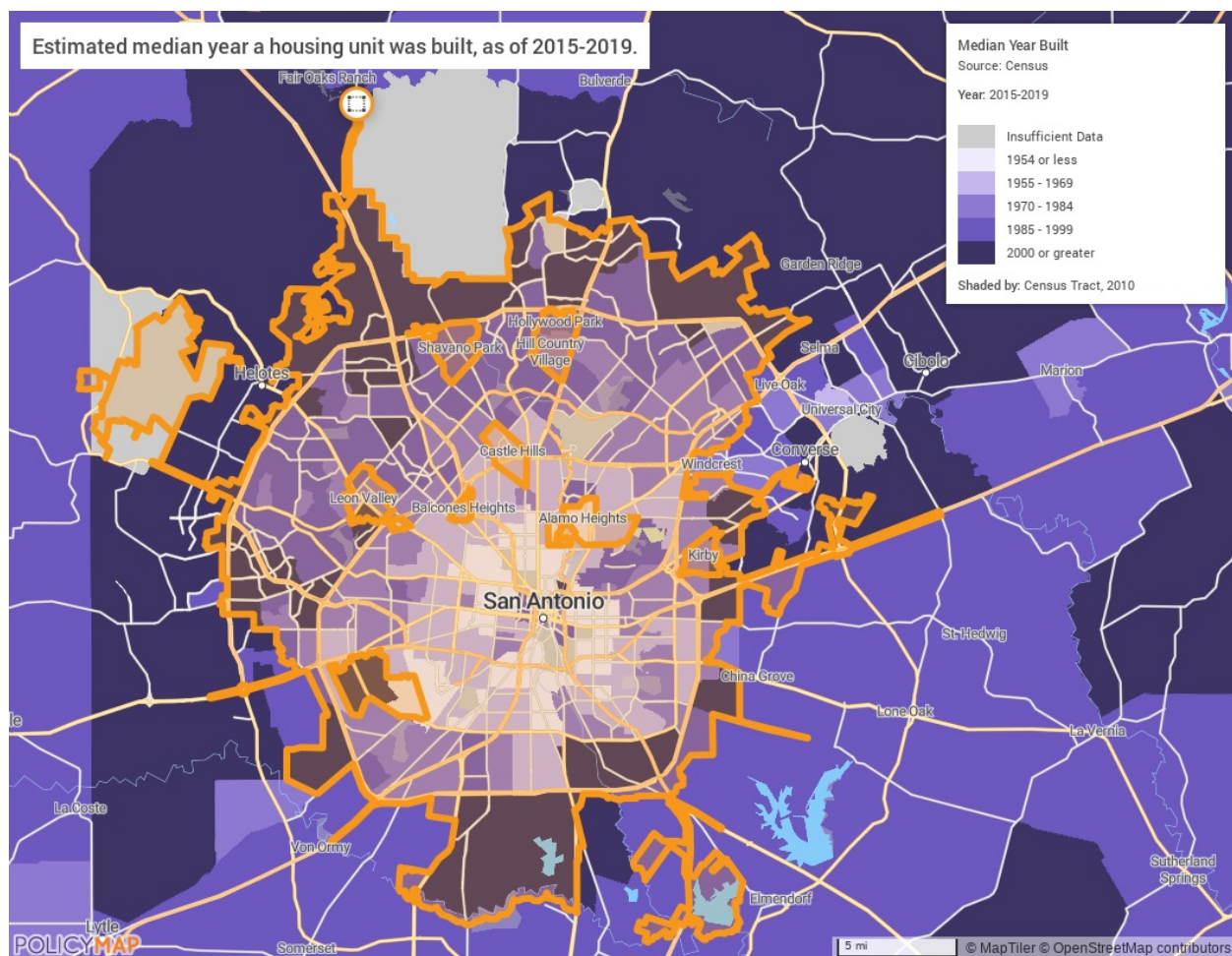
### **Data Highlights - Condition of Housing**

- **Median Year Home Built** - The ***Median Year Home Built map*** shows that the City's older housing stock is concentrated within Loop 410. Very few areas have a "median year built" that is later than year 2000 and all such areas are concentrated in the far reaches of the City near the City's boundaries.
- **Year Structure Built** - The ***Year Structure Built table*** provides further detail regarding the age of the housing stock in the City. Not only does the City have a concentration of units built prior to 1970, but 11.3% of the total housing stock was built before 1950.
- **Owners with Housing Conditions** - The ***Estimated number of owner-occupied housing units with one or more selected physical or financial conditions between 2015-2019 map*** shows that housing problems are prevalent for owners across the City. The ***Estimated number of owner-occupied housing units with two or more selected physical or financial conditions between 2015-2019 map*** shows that there are far less areas in the City where owners are facing two housing problems, with these areas being concentrated in the West and South areas of the City primarily within Loop 410.
- **Renters with Housing Conditions** - The ***Estimated number of renter-occupied housing units with one or more selected physical or financial conditions between 2015-2019 map*** shows that housing problems are prevalent for renters across the City. The ***Estimated number of renter-occupied housing units with one or more selected physical or financial conditions between 2015-2019 map*** shows that there are a similar number of areas in the City where renters are facing two housing problems, however far few renters in these areas are facing 2 housing conditions.
- **Areas Where Homes Were Built Before 1978 and Median Income** - The ***Areas where homes were built before 1978 and median incomes are \$41,964 or lower map*** overlays data regarding aging homes and lower median incomes. In the areas of the map that are both shaded in blue and have hashmarks, the median year built for housing units located in the census tract is 1978 or earlier and the median income for the census tract is \$41,964 or lower, which is 80% of the city's median household income. These areas are excellent focus areas for home repair programs, due to the age of the housing stock and the owner's likely inability to invest in significant home repairs.
- **Risk of Lead Exposure** - PolicyMap publishes a Lead Risk Index that takes into account risk factors for lead exposure including age of housing stock and area poverty rate. Per PolicyMap, "the lead risk index is used to rank census tracts based on relative risk of



exposure to lead. These categories correspond to quartiles based on the raw lead exposure score. Tracts marked 'High' are in the top 25% of tracts according to their risk of lead exposure." Numerous census tracts in the City are marked as "High Risk," almost all of which are within Loop 410. The ***Risk of Lead Exposure in 2015-2019 map*** provides insight into where the City should invest in efforts to reduce childhood lead exposure due to household conditions. Much of the area surrounding the City's central core is at high risk of lead exposure.

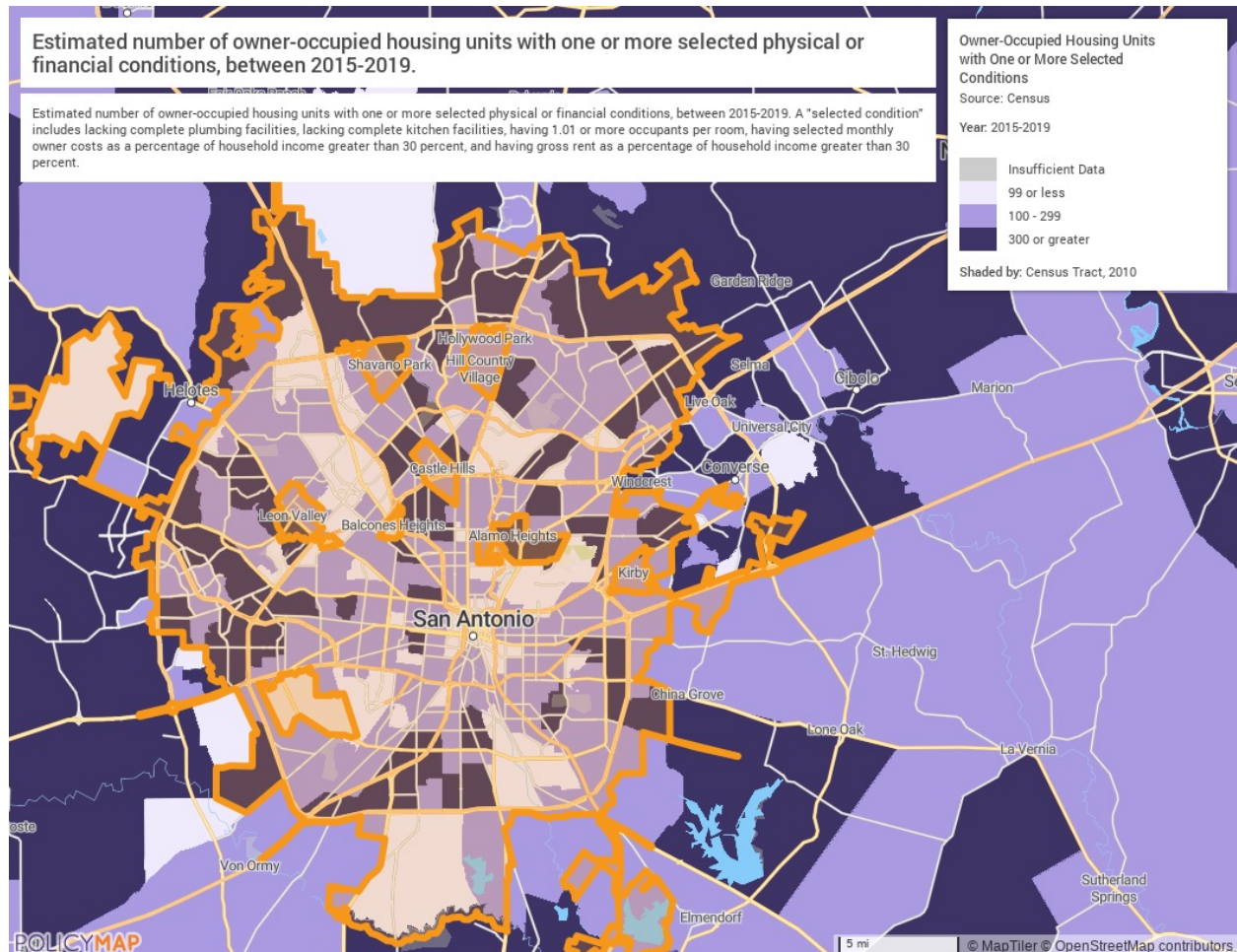
- **Healthy Food Access** - In order to provide further insight into the opportunities provided to households living in neighborhoods with an aging housing stock and low median incomes, the ***Healthy Food Access map*** shows that households near the City's core face additional struggles beyond housing conditions and risk of lead exposure. Such neighborhoods also lack access to healthy food in the form of larger supermarkets.



**Map G1: Estimated median year a housing unit was built as of 2015-2019**

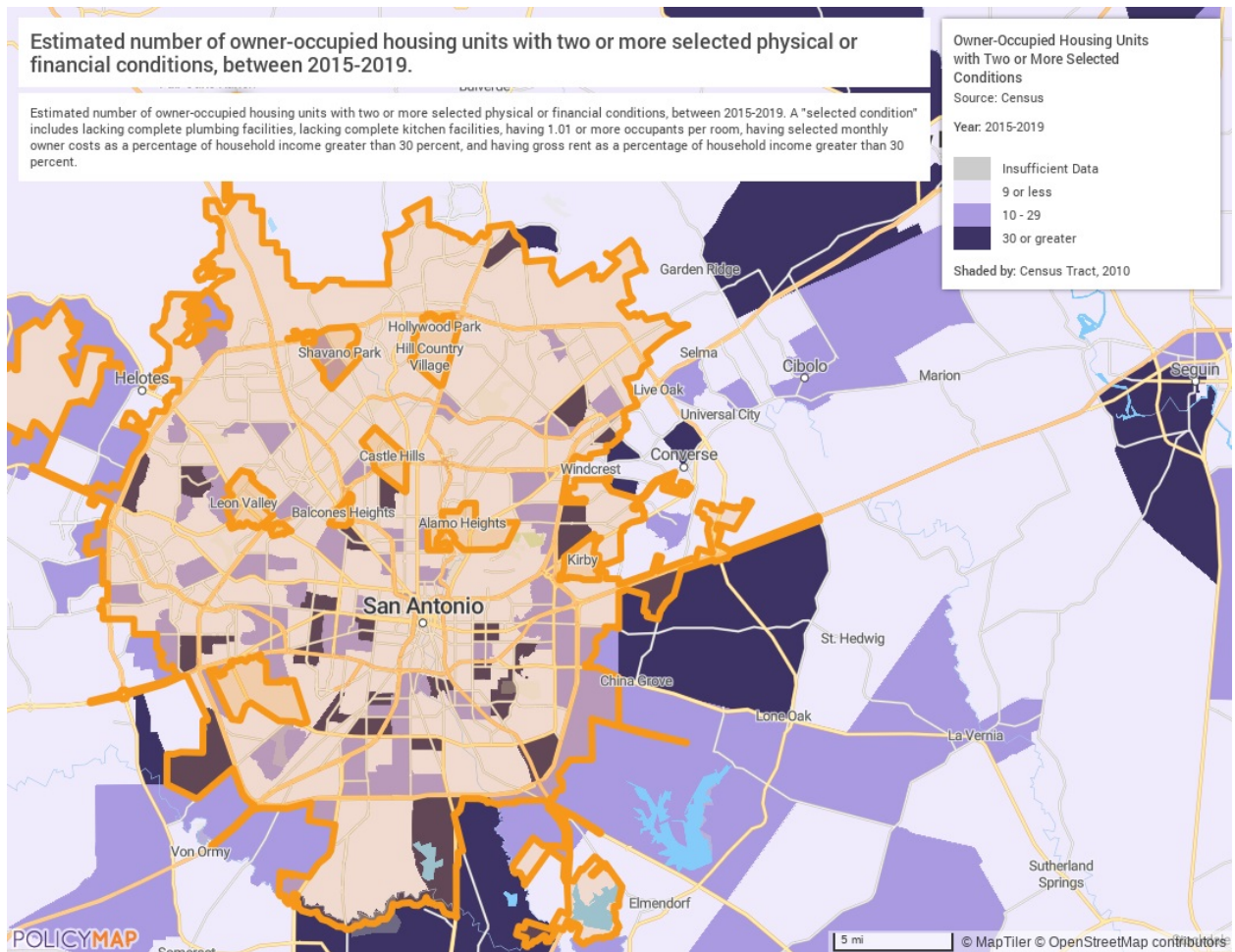
YEAR STRUCTURE BUILT						
Total housing units	10,937,026	10,937,026	693,478	693,478	548,473	548,473
Built 2014 or later	560,458	5.1%	36,329	5.2%	20,576	3.8%
Built 2010 to 2013	573,239	5.2%	34,934	5.0%	19,220	3.5%
Built 2000 to 2009	2,114,938	19.3%	129,347	18.7%	87,203	15.9%
Built 1990 to 1999	1,658,756	15.2%	93,403	13.5%	75,389	13.7%
Built 1980 to 1989	1,767,822	16.2%	109,686	15.8%	91,114	16.6%
Built 1970 to 1979	1,667,231	15.2%	98,598	14.2%	82,194	15.0%
Built 1960 to 1969	983,688	9.0%	64,594	9.3%	55,690	10.2%
Built 1950 to 1959	859,220	7.9%	59,298	8.6%	55,302	10.1%
Built 1940 to 1949	365,777	3.3%	33,447	4.8%	31,200	5.7%
Built 1939 or earlier	385,897	3.5%	33,842	4.9%	30,585	5.6%

**Table G2: Year structure built**

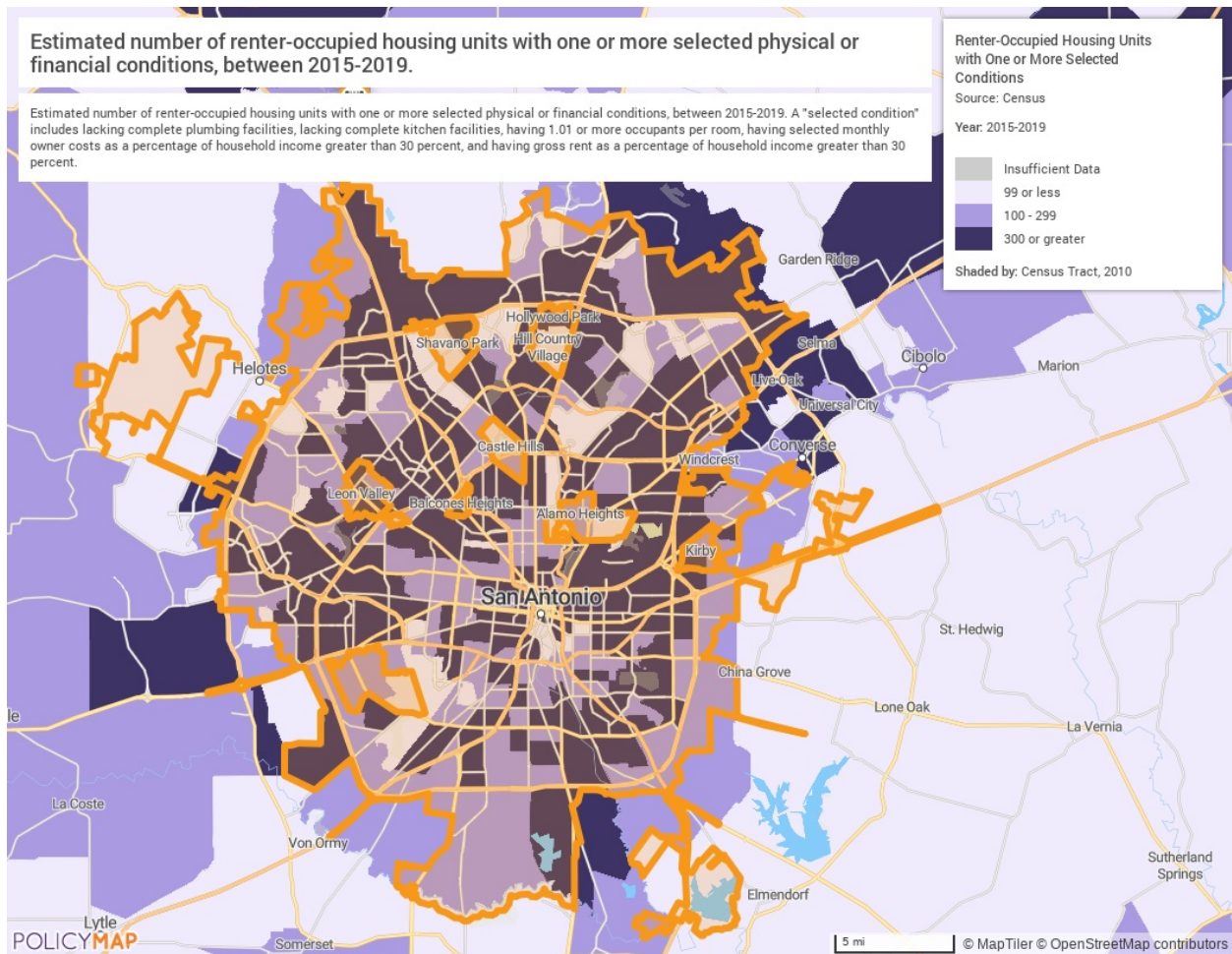


**Map G3: Estimated number of owner-occupied housing units with one or more conditions**

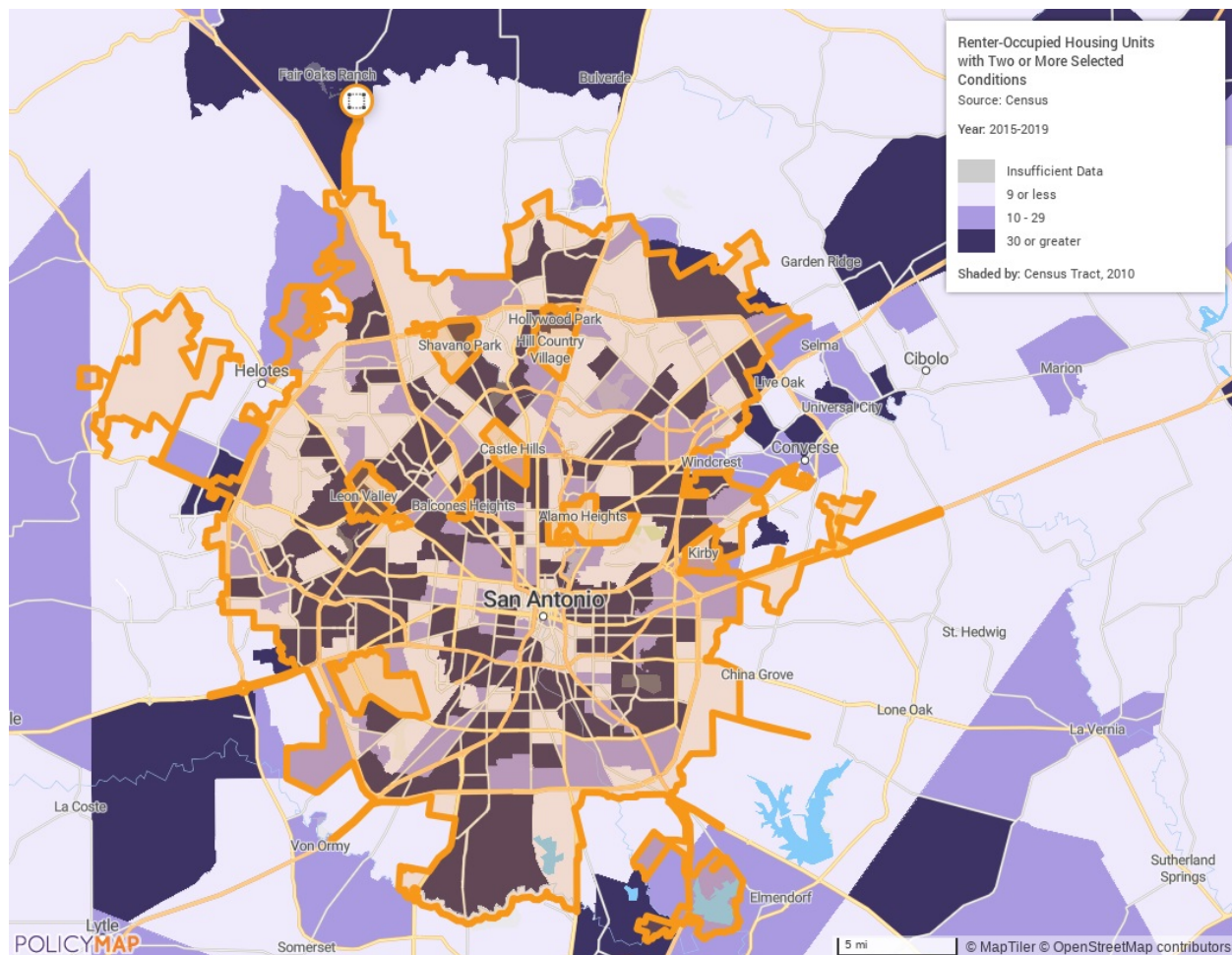




**Map G4: Estimated number of owner-occupied housing units with two or more conditions**

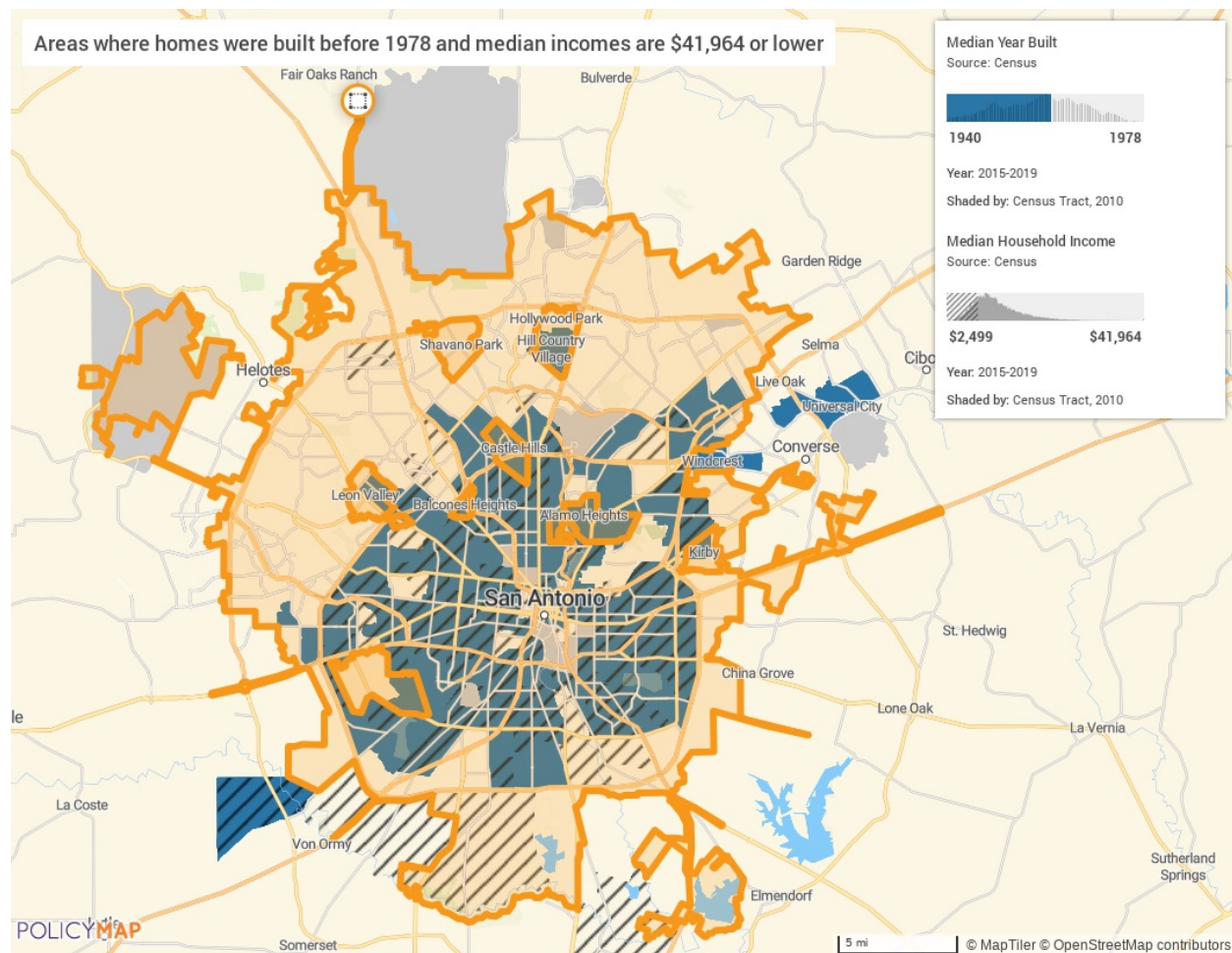


**Map G5: Estimated number of renter occupied housing units with one or more conditions**

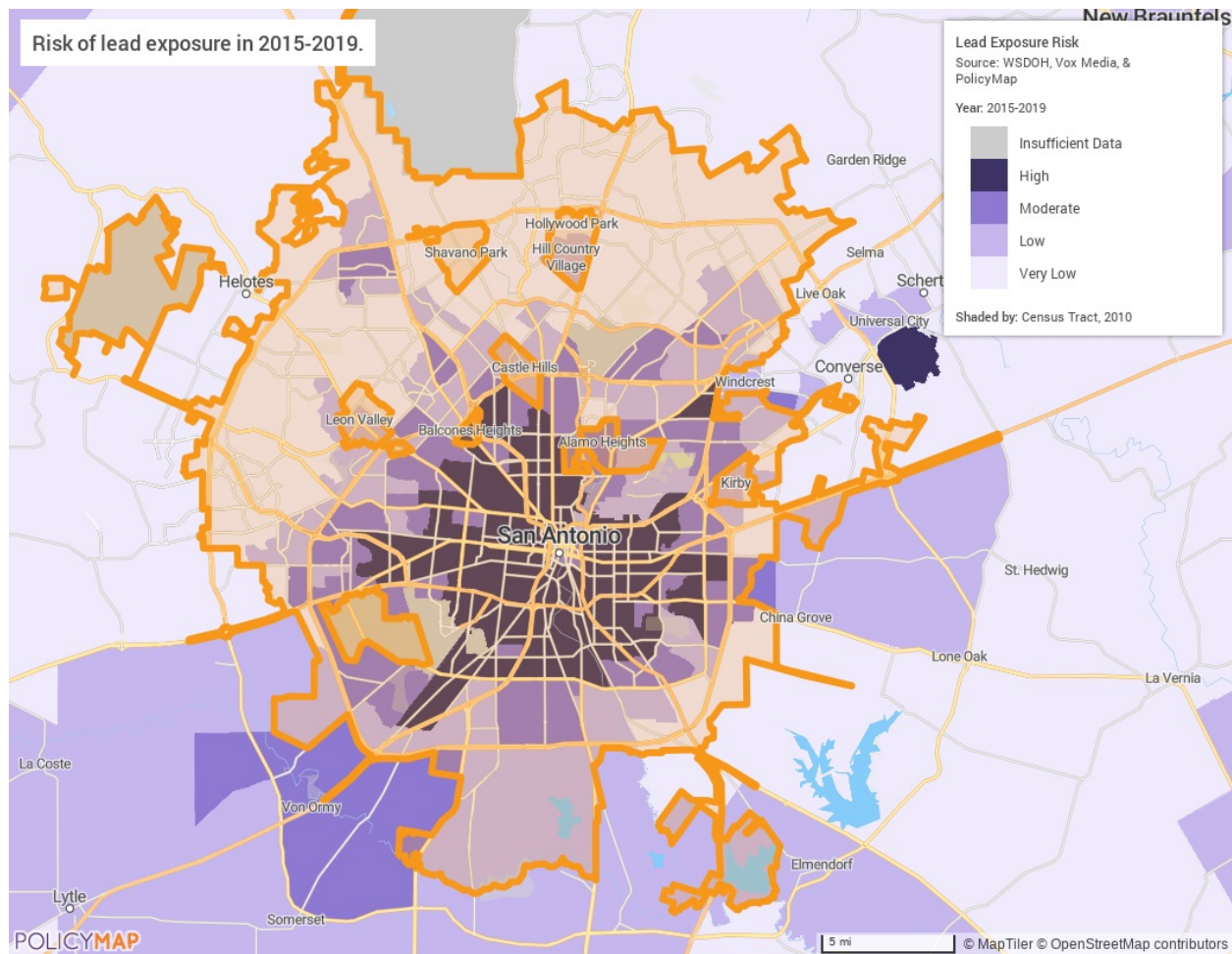


**Map G6: Estimated number of renter occupied housing units with two or more conditions**



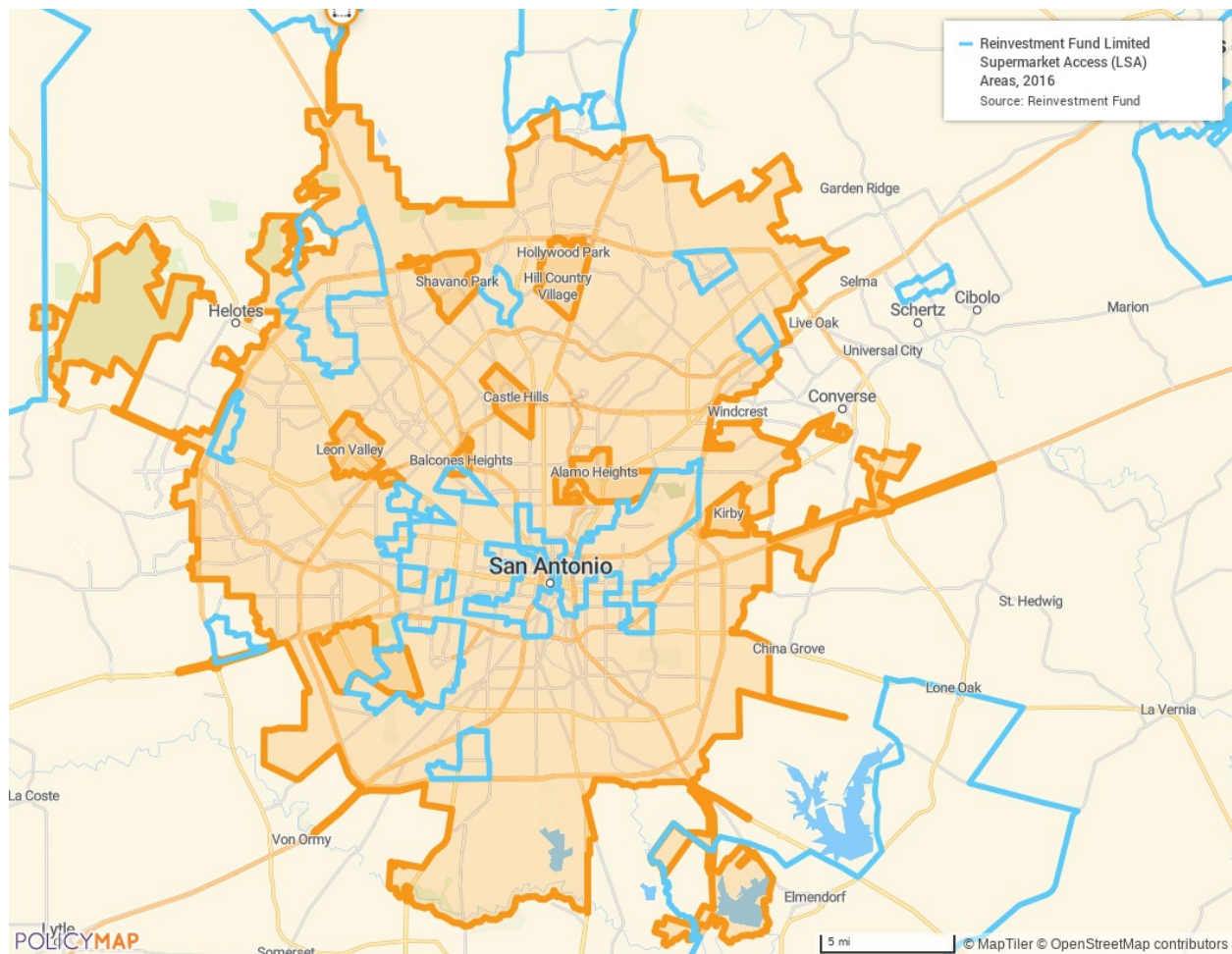


**Map G7: Areas where homes were built before 1978 and median incomes are \$41,964 or lower**



**Map G8: Risk of lead exposure in 2015-2019**





**Map G9: Reinvestment Fund limited supermarket access areas 2016**

### **Need for Owner and Rental Rehabilitation**

As discussed in the Needs Assessment, when compared to the other MSAs in the State, the San Antonio-New Braunfels MSA's housing stock is significantly older. Fifty-three (53%) of all housing units were built before 1990. When examining age of the housing stock by tenure, a slightly higher percentage of renter-occupied housing units were built before 1990 (56%) as compared to owner-occupied housing units (50%). While an aging rental housing stock often provides access to lower rents for low- and moderate-income households due to the lack the modern amenities, if this housing stock is not maintained appropriately, its condition can deteriorate to the point that the housing provided will no longer be safe and decent. Similarly, where aging owner-occupied housing units are inhabited by low- and moderate-income households, these owners may not be able afford to make major repairs to aging major systems, including the roof, HVAC, plumbing and electrical systems. Thus, without appropriate repairs, these owner-occupied housing units will also degrade to the point that the housing become unsafe or even uninhabitable.

As discussed above, the ***Areas where homes were built before 1978 and median incomes are \$41,964 or lower map*** overlays data regarding aging homes and lower median incomes. In the

areas of the map that are both shaded in blue and have hashmarks, the median year built for housing units located in the census tract is 1978 or earlier and the median income for the census tract is \$41,964 or lower, which is 80% of the city's median household income. These areas are excellent focus areas for home repair programs, due to the age of the housing stock and the owner's likely inability to invest in significant home repairs.

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

As discussed above, PolicyMap publishes a Lead Risk Index that takes into account risk factors for lead exposure including age of housing stock and area poverty rate. Per PolicyMap, "the lead risk index is used to rank census tracts based on relative risk of exposure to lead. These categories correspond to quartiles based on the raw lead exposure score. Tracts marked 'High' are in the top 25% of tracts according to their risk of lead exposure." Numerous census tracts in the City are marked as "High Risk," almost all of which are within Loop 410. The total population within these census tracts is over 100,000 persons and the number of housing units is roughly 50,000. The ***Risk of Lead Exposure map*** provides insight into where the City should invest in efforts to reduce childhood lead exposure due to household conditions. Much of the area surrounding the City's central core is at high risk of lead exposure.

## 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.

The following maps and graphics are used to supplement the analysis of the condition of the City's public housing:

- **Map H1:** Number of households receiving Housing Choice Vouchers in 2020
- **Graphic H2:** San Antonio Housing Authority Capital Expenditures

*Data Source for Map: PolicyMap, [www.policymap.com](http://www.policymap.com)*

*Data Source for Graphic: San Antonio Housing Authority, Impact and Innovation Plan, FY 2021*

### 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	6	221	6,322	12,692	0	12,692	1,109	0	879
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 40 – Total Number of Units by Program Type**

**Data Source:** PIC (PIH Information Center)

**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:**

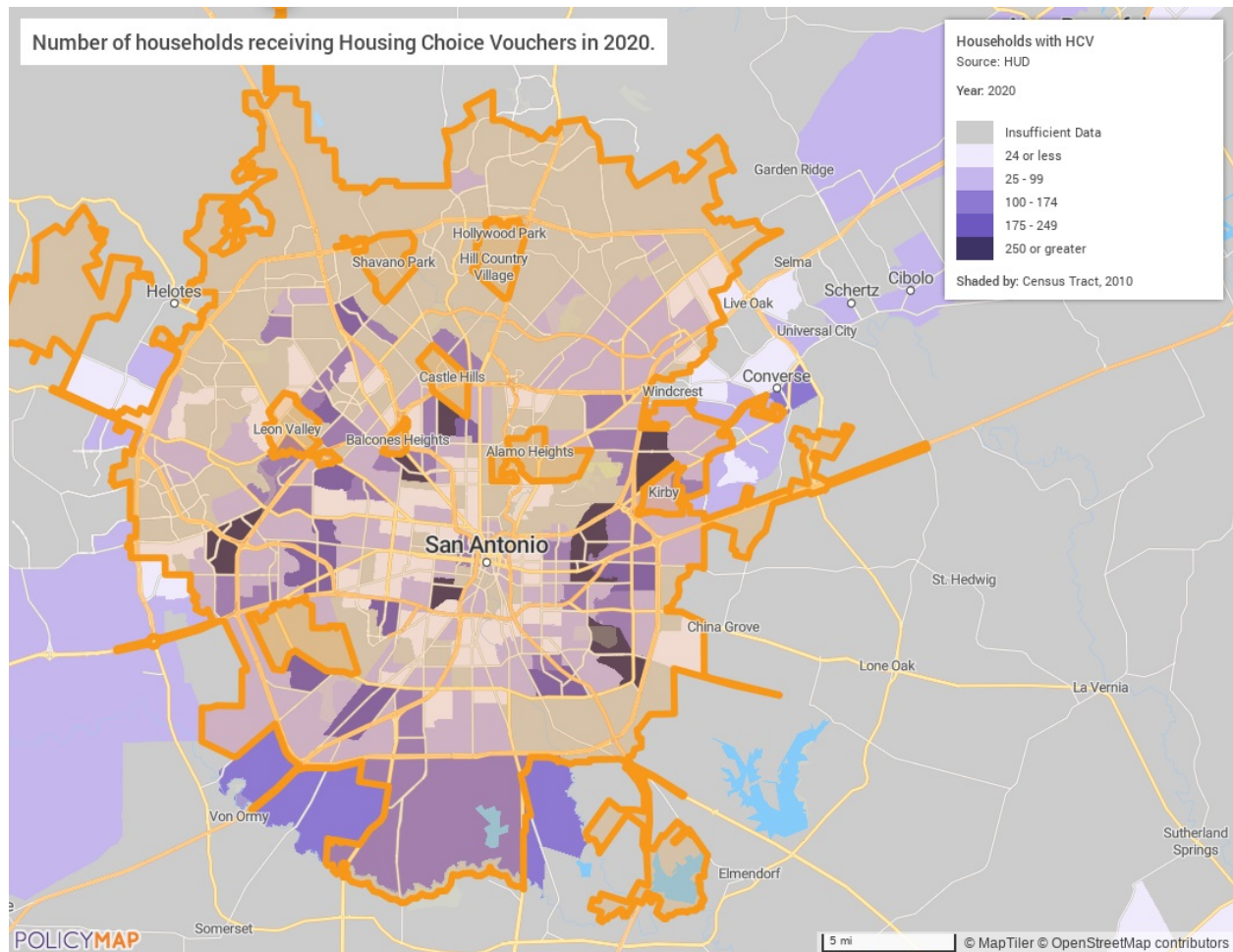
SAHA is one of the 15 largest public housing authorities in the United States and provides housing for over 25,000 of San Antonio's poorest and most vulnerable families through three housing programs – public housing, Section 8, and non-profit and tax credit partnership housing developments. According to the U.S. Department of Housing and Urban Development (HUD), Resident Characteristics Report (as of June 20, 2021), SAHA is administering 6,030 public housing units and 14,335 housing choice voucher units. The Number of households receiving Housing Choice Vouchers in 2020 map shows the census tracts with high and low (or non-existent) voucher usage.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Alazan/Guadalupe	57
Alhambra Apts.	63
Blanco/San Pedro Arms	38
Cassiano Homes	81
Chatham Apts.	93
Cheryl West/TL Shaley	55
College Park/Parkview	73
Cross Creek/Rutledge/Beldon	86
East Meadows	90
Francis Furey/C. Andrews/Pin Oak II	82
Fair Avenue/Matt Garcia	78
Gardens at San Juan Square	50
HemisView Village	19
Highview Apts./W. Sinkin	83
Jewett Circle/G. Cisneros	84
Kenwood/Glen Park/Park Square	80
Lila Cockrell/South San	81
Lincoln Heights Courts	89
Madonna/Sahara-Ramsey	87
Midcrown Pavilion	64
Mirasol/CTK/Rangel	82
Mission Park	50
Pin Oak I Apts.	93
Refugio St. Apts.	54
Riverside/Midway/Linda Lou	74
San Juan Square I	54
San Juan Square II	42
Scattered sites	60
Springview	91
Sun Park Lane/Frank Hornsby	88
Sutton Homes/Le Chalet	95
Sutton Oaks	60
Tarry Towne/Escondida/Williamsburg	92
The Park at Sutton Oaks	81
Victoria Plaza/Schnabel	86
Villa Hermosa/M McGuire	46
Villa Tranchese	87
Villa Veramendi	60

Public Housing Development	Average Inspection Score
WC White	93
Westway/H Gonzalez	80
Wheatley/Olive Park/Village East	55

**Table 41 - Public Housing Condition**



**Map H1: Number of households receiving Housing Choice Vouchers in 2020**



**vi. General Description of All Planned Capital Expenditures During the Plan Year**

*Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.*

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR		
The San Antonio Housing Authority's capital expenditures during the plan year will be dedicated to capital improvement projects, A/E related costs, construction management fees, and operating-administration costs throughout the public housing portfolio. The capital plans will address Life-Safety repairs, comprehensive modernization and substantial renovations at several public housing developments. Other capital projects may be added based upon the results of the physical needs assessment study which should be completed in 2020.		
<b>Planned Capital Improvements</b>		
Property	Budget	Description
Cassiano	\$ 200,000	Foundation Repairs
College Park	\$ 75,000	Elevator #2 - Cylinder Replacement
Fair Avenue	\$ 152,065	Asbestos Consultant Services
Highview	\$ 161,200	Storm Drainage Repairs
L.C. Rutledge	\$ 905,637	Roof Replacement
Madonna	\$ 1,013,000	Gas-Boiler System Assessment and Replacement
Parkview	\$ 1,572,034	Roofing, Exterior Panels
San Pedro Arms	\$ 90,000	Elevator Modernization
Villa Tranchese	\$ 152,065	Asbestos Consultant Services
Victoria Plaza	\$ 1,200,000	Roof, Interior Upgrades, Sewer, Window Abatement
Cross Creek	\$ 114,00	Parking Lot Repairs
Mirasol Homes	\$ 1,209,800	Roof Repairs - Replacement

**Graphic H2: San Antonio Housing Authority Capital Expenditures**

South San Apts.	\$ 161,200	Drainage Repairs
Sun Park Lane	\$ 90,000	Elevator Modernization
T.L. Shaley	\$ 280,000	Foundation Repair
Villa Veramendi	\$ 950,000	Roof Repairs and Replacement
W. C. White	\$ 225,000	HVAC Replacement
(1) Partial expenditures may carry over from FY19 to FY21.		

**Graphic H2: San Antonio Housing Authority Capital Expenditures, cont.**

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

The San Antonio Housing Authority, Impact and Innovation Plan, FY 2021 discusses SAHA's planned capital expenditures for the fiscal year. As the "General description of all planned capital expenditures during the plan year" narrative discusses in **Graphic H2** above, SAHA must devote a majority of its capital funds to address life-safety repairs, with the remaining funding being devoted to comprehensive modernization and substantial renovations at public housing developments. Major projects involve foundation repairs, roof replacements and HVAC replacements.

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



SAHA's Impact and Innovation Plan, FY 2021 states that "[o]ver the next five (5) years, the Agency plans to invest approximately \$22 million in capital repairs to extend the useful life at 32+ properties and approximately 2,653 housing units. Projected funding for capital improvements is based on historical grants and forecasted capital fund appropriations by HUD." Previously, according to the SAHA website, "The San Antonio Housing Authority (SAHA) installed 2,400 air conditioning units in 22 of its public housing communities across the city in an effort to provide cooling ahead of the summer. SAHA established a public-private partnership with San Antonio Mayor Ron Nirenberg, the City of San Antonio, philanthropist Gordon Hartman, and Texas State Representative Diego Bernal to secure \$1.5 million in funding to provide public housing complexes with air conditioning. Now all SAHA public housing communities have both heating and air conditioning to withstand extreme temperatures."

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

### Introduction

In December 2020, the City of San Antonio Department of Human Services released the Strategic Plan to Respond to Homelessness in San Antonio and Bexar County. This 124-page plan contains a thorough analysis of the existing data related to the characteristics of homeless individuals living in the City and the trends related to homelessness. The narrative responses in this section quote verbatim from the plan.

The graphic included below highlights key developments related to the City’s efforts to meet the needs of homeless persons within the City, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

The following graphic is used to supplement the analysis of the city’s homeless facilities and services:

- **Graphic I1:** San Antonio Homelessness Response Efforts

*Data Sources for Narrative: City of San Antonio Department of Human Services, Strategic Plan to Respond to Homelessness in San Antonio and Bexar County (December 2020)*

*Data Source for Graphic: City of San Antonio Department of Human Services, Strategic Plan to Respond to Homelessness in San Antonio and Bexar County (December 2020)*

### Facilities and Housing Targeted to Homeless Households

	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)	547	0	214	1,020	0

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	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 Only Adults	902	38	135	981	0
Chronically Homeless Households	0	0	0	686	0
Veterans	36	0	78	1,150	0
Unaccompanied Youth	16	0	16	0	0

**Table 42 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

### San Antonio Homeless Response System

Through significant community planning and coordination efforts, San Antonio has developed a highly sophisticated homeless response system, consisting of diverse funding sources, engagement from agencies and programs across the community, and a variety of service offerings, including prevention, outreach, emergency shelter, transitional housing, permanent supportive housing, affordable housing, and other supportive services.

#### *Funding*

- Federal: U.S. Department of Housing and Urban Development (HUD), including Continuum of Care (CoC), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA), Veterans Affairs (VA), and U.S. Department of Health and Human Services (HHS)
- State: Health and Human Services Commission (HHSC), Texas Workforce Commission (TWC), and Texas Department of Housing and Community Affairs (TDHCA)
- Local: City of San Antonio, Bexar County, South Texas Regional Advisory Council (STRAC), Private/philanthropic donations

#### *Major Partners/Agencies*

The responses system consists of several agencies and initiatives offering services and housing to individuals experiencing homelessness. A handful of major partners include:

- Alamo Area Resource Center
- American GI Forum
- Beat Aids
- Catholic Charities
- Center for Healthcare Services
- Centro San Antonio
- City of San Antonio
- Crosspoint
- Endeavors
- Haven for Hope
- Housing Authority of Bexar County
- Pay it Forward
- Roy Maas Youth Alternatives
- SAMMinistries
- San Antonio Aids Foundation
- San Antonio Housing Authority
- St. PJ's
- St. Vincent de Paul
- Strong Foundation
- The Salvation Army

- Thrive Youth Center

## **Permanent Housing Options**

### *Permanent Housing Options*

Permanent Supportive Housing (PSH) PSH is an intervention that combines affordable housing assistance with voluntary support services to address the needs of chronically homeless people. This housing model is designed to provide low-barrier permanent housing to people with significant vulnerabilities with access to comprehensive wraparound services to meet their individualized needs. There were 19 PSH programs operating 2,113 beds in San Antonio/Bexar County in 2019, according to the annual Housing Inventory Count (HIC) with an average inventory utilization rate of 93% and an average housing sustainment rate of 98%. These beds are offered through programs operated by SAMMinistries, The Salvation Army, American GI Forum National Veterans Outreach Program, Endeavors, San Antonio AIDS Foundation, CHCS, and Haven for Hope. San Antonio's entire stock of PSH is scattered-site, meaning tenants are provided with rental assistance for private market apartments, with supportive services provided through home visits or at site-based locations. There is currently no site-based PSH for persons experiencing homelessness in San Antonio, in which tenants receiving assistance live in the same apartment building(s) offering affordable housing with supportive services offered on-site.

Although this resource is limited, the creation of additional units of PSH targeting chronic homelessness (888 chronic homeless beds) in recent years has allowed San Antonio to significantly reduce chronic homelessness, including a 28% reduction from 2018 to 2019. Providers have also dedicated 1,087 PSH beds to Veterans experiencing homelessness, helping San Antonio/Bexar County to effectively end veteran homelessness in May of 2016 according to the United States Interagency Council on Homelessness (USICH) federal benchmarks.

## **Rapid Rehousing, Public Housing and Behavioral Health Interventions**

### *Rapid Re-Housing (RRH)*

RRH quickly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services. There are currently 17 RRH programs operating 582 beds in San Antonio/Bexar County, including SAMMinistries, American GI Forum, Family Violence Prevention Services, St. Vincent de Paul, and Thrive. In San Antonio, there are 39 RRH beds dedicated to youth through the Thrive Program and 130 RRH beds dedicated to Veterans through the American GI Forum and SAMMinistries.

### *Public Housing*

Public housing provides safe, affordable rental housing opportunities for individuals and households that are low-income, aging adults, and persons with disabilities. Two housing authorities serve San Antonio/Bexar County: San Antonio Housing Authority (SAHA) and the Housing Authority of Bexar County (HABC). SAHA and HABC offer many voucher programs for low-income households, Veterans, persons with disabilities, and other special needs.

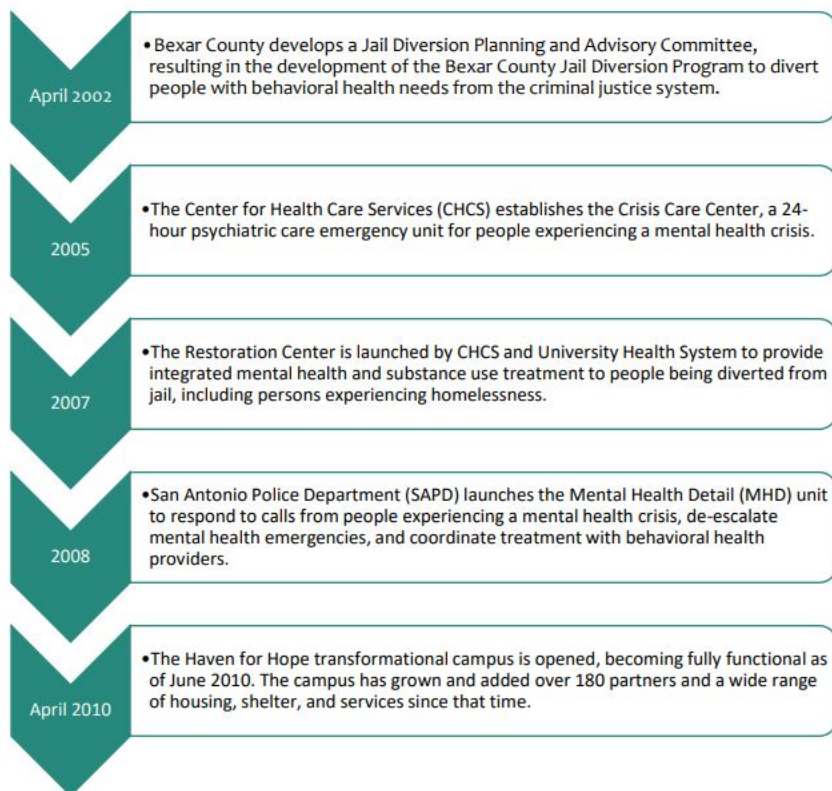
### *Interventions for Persons with Behavioral Health Needs*

There is significant overlap between experiences of homelessness, serious mental illness, and substance use disorders. Currently, the primary means of accessing behavioral health services for persons experiencing homelessness is during an episode of behavioral health crisis, where an individual is typically taken to a hospital emergency department by first responders. Stakeholders report that clients are often released within 24 hours from the emergency department, particularly if clients do not have health insurance.

Two site-based behavioral health treatment programs exist on the Haven for Hope campus to serve people experiencing homelessness:

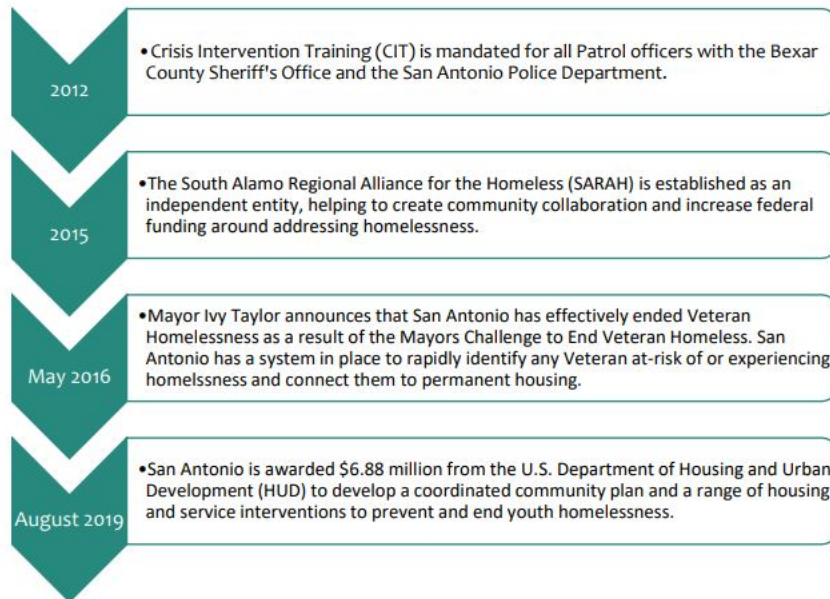
- Center for Health Care Services Restoration Center: The Restoration Center provides critical sobering and detox services for persons experiencing homelessness. The program enables San Antonio Police Department and Haven for Hope security to quickly divert persons under the influence of drugs or alcohol to the Center for substance use treatment and divert their entrance into the legal system or detention facilities. The Restoration Center also provides psychiatric care and mental health crisis services.
- Integrated Treatment Program (ITP): ITP combines substance abuse and mental health treatment services for persons experiencing homelessness into one treatment program, allowing for the integrated treatment of co-occurring disorders. The ITP is a 120-day program but can be shorter or longer depending on individual needs.

San Antonio is a compassionate community that has dedicated a great deal of time, resources, and collaborative effort to preventing and ending homelessness. Since 2011, there has been an overall 11% decrease in homelessness on a given night in San Antonio/Bexar County<sup>1</sup>, bucking the trend seen among many large American cities of significant increases in homelessness over the same period. Some key developments over the past ten years that have helped San Antonio develop a strong, coordinated community response include:



**Graphic I1: San Antonio Homelessness Response Efforts**





**Graphic I1: San Antonio Homelessness Response Efforts cont.**

**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**

*San Antonio Community Resource Directory (SACRD)*

The San Antonio Community Resource Directory (SACRD) is a free, online directory of resources that allows San Antonio residents to find help in their local community for their emergency or crisis needs. SACRD captures a wide range of services and resources offered by congregations, nonprofit organizations, government agencies, and compassionate groups in and around San Antonio. The website lists over 3,000 resources that can be searched by zip code, with approximately 100 additional resources being added every month. The directory can be used directly by an individual in need or by case workers and navigators to help connect an individual in need to appropriate resources.

*Homelessness Prevention Efforts*

- **SAMMinistries Homeless Prevention:** This program provides rental assistance, utility assistance, and supportive services to families, individuals, Veterans, and seniors who are in imminent danger of eviction to avoid homelessness. This program is eligible to individuals with some form of stable income (SSI, SSDI, or employment) who have an eviction notice, notice to vacate, or utility disconnect notice. The program can serve approximately 20-25 households/week.
- **Society of St. Vincent de Paul Essential Services Program:** This program provides an array of programming and services to address basic needs for vulnerable persons in and around San Antonio, with a special focus on veterans, the disabled, seniors, those with children under 5, the homeless, and those at high risk of becoming homeless. Limited financial assistance is provided for expenses such as utility bills and rent.
- **City of San Antonio, Neighborhood and Housing Services Department (COSA NHSD):** NHSD offers emergency utility assistance; rent, mortgage, and relocation assistance; and fair housing counseling for renters and owners to help residents maintain housing stability and overcome financial hardships. NHSD also launched a COVID-19 Emergency Housing Assistance program which has committed over \$70 million to provide Emergency assistance for rent, mortgage, utilities, and other supports for income-qualified households within city limits.
- **Provider Liability Assurance for Community Empowerment (PLACE) Fund:** The PLACE Fund is a Rental Incentive/Risk Mitigation Fund program created collaboratively through SARAH, COSA NHSD and USAA. This program allows service providers to commit funds on behalf of a person experiencing homelessness with barriers to housing for potential damages beyond the security deposit made to a rental unit or in case of an eviction. The fund is targeted specifically to assist individuals who are displaced, homeless veterans, or chronically homeless individuals who are working with a housing provider.

- **Emergency Utility Bill Assistance:** Bexar County Department of Community Resources (DCR) operates the Comprehensive Energy Assistance Program (CEAP) and, along with DHS, the Resident Energy Assistance Program (REAP) to provide utility assistance for low-income households. REAP assistance is prioritized for individuals who are elderly, disabled, or a household with children 16 years of age and younger. Many faith-based organizations and community centers also provide services and financial assistance to help low-income households pay for food, rent, utilities and other basic needs, including Christian Assistance Ministry (CAM), the Alamo Area Resource Center (AARC), and Guadalupe Community Center.

**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.**

Haven for Hope is the largest homeless service provider in San Antonio and offers several levels of shelter and housing for men, women, and families, along with supportive services to residents. The campus also includes employment, education, life skills training, legal services, health care, childcare, and mental health and substance use services.

Since the opening of the campus in April 2010, Haven for Hope has helped almost 13,000 individuals transition from homelessness to permanent or supportive housing.

Haven for Hope also operates the Courtyard, which offers a safe-sleeping environment where persons experiencing homelessness can access case management, mental health services, and resources to meet their basic needs. To meet the needs of individuals residing in the Courtyard and members of the transformational campus, Haven for Hope partners with 184 partner organizations that provide over 300 services, including:

- 71 campus partners who provide regular services on campus. 25 of these partners have offices on campus and 11 are universities.
- 83 referral partners who provide services to Haven members at their own sites.
- 30 community partners with whom Haven has a strong relationship, including the South Alamo Regional Alliance for the Homeless (SARAH), Southwest Texas Regional Advisory Council (STRAC), Emergency Medical Services (EMS), and school districts.

#### *Emergency Shelter Options*

Emergency shelter programs in San Antonio/Bexar County often specialize in serving one of three groups: 1) single men, 2) women and families, and 3) children and youth, examples of which are provided below:

### Examples of Shelter Options for Single Men

- Haven for Hope Direct Referral Program (DRP): Low barrier emergency shelter beds with supportive services for men experiencing homelessness (by referral only).
- The Salvation Army Dave Coy Men's Shelter: Emergency shelter and transitional housing opportunities for up to 131 men experiencing chronic homelessness and/or lack a stable housing environment (fees may apply after three days, Texas ID required).
- San Antonio Rescue Mission Men's Shelter: Dormitory houses with access to bunk beds for up to 40 men experiencing homelessness

### Examples of Shelter Options for Women and Families

- Family Violence Prevention Services (aka The Battered Women and Children's Shelter): 24-hour emergency shelter services for women and children who are survivors of domestic violence.
- The Salvation Army Emergency Family Center: Immediate, short-term (up to 7 days) housing for women and families experiencing homelessness. Rooms are available most days on a first-come, first-served basis.
- Strong Foundation Ministries: Emergency shelter and services to homeless families with children.

### Examples of Shelter Options for Children and Youth

- The Children's Shelter Zachry Cottage: 66-bed emergency shelter that provides round the-clock trauma-informed care for children. Access to medical, dental, and psychological services. Children can stay at the emergency shelter for as little as 24 hours or as long as 90 days.
- Roy Maas Youth Alternatives Bridge and La Puerta Emergency Shelters: 24-hour shelters serving children in a structured setting for up to 90 days. La Puerta focuses on chronic runaways, severely abused and trafficked children, and children with high therapeutic needs due to trauma-induced behavioral and emotional issues.
- Boysville, Inc. Emergency Shelter Program: Temporary care for children and youth up to age 17 who cannot remain in their home. Boysville serves children whose families are in crisis as a result of illness, unemployment, poverty, abuse, neglect, or homelessness.

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

### Introduction

The City's HOPWA programs address the housing and social service needs of low-income persons living with HIV/AIDS and their family members. In prior years, the City has administered a Tenant Based Rental Assistance (TBRA) to reduce the number of persons in San Antonio diagnosed with HIV who do not access medical care and do not have the resources to secure permanent and safe housing.

### HOPWA Assistance Baseline Table

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

**Table 43– HOPWA Assistance Baseline**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**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**

When providing supportive services, best practices and/or evidence-based strategies should be utilized, and measurable outcomes should be used to gauge the performance of the supportive services.

For persons living with HIV/AIDs, case managers should adopt the Health Resources and Services Administration, HIV/AIDS Bureau, Division of Service Systems' Client-level outcomes-based guidelines. Measurable outcomes are results or benefits for an individual client, including psychosocial measures such as improved levels of human functional status and/or mental health status, biological measures such as improved CD4 count or viral load or morbidity measures such as reduction in opportunistic conditions; system-level outcomes are results for all clients receiving services, such as reduced morbidity or mortality rates.

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

The Texas Department of Health and Human Services administers the Project Access Pilot Program which, according to HHS, “provides people who are leaving a psychiatric hospital with housing rental assistance. The goal is to help people with disabilities pay for a place to live while they recover and reconnect with family, friends and the community following a stay in a psychiatric hospital. Once the person is established in a residence, they can receive ongoing housing supports from their LMHA or LBHA. The Project Access Pilot program is part of the larger Project Access program. Qualifying applicants are also eligible for and placed on the Texas Department of Housing and Community Affairs, Project Access program wait list.”

**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. Link to one-year goals. 91.315(e)**

The City will continue to operate the Fair Housing/ Housing Counseling Program in order to help residents maintain housing stability. The program is a Department of Housing and Urban Development (HUD)-approved housing counseling agency. The Fair Housing Program provides the following services to rental tenants, homeowners, and landlords: tenant and landlord mediation, default counseling to homeowners, referrals and community outreach, and rent/mortgage & utility Assistance.

**For entitlement/consortia grantees: 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. Link to one-year goals. (91.220(2))**

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

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

As identified in San Antonio's Housing Policy Framework published in August 2018, there are several public policies, local processes, and public sentiment that serve as barriers to affordable housing. They were identified as follows along with proposed strategies (quoted verbatim):

An expansion of housing supply is facilitated not only through greater funding and incentives, but through greater production and administrative efficiencies. Some of the most entrenched barriers to affordable housing, however, are not only buried deep within a city's regulatory environment, but also within opposition to development and/or additional density. Ironically, it is the addition of density, particularly in environments where either land supply is constrained or land costs are increasing, that should be leveraged to achieve greater affordability. It is zoning processes that often lead to less density.

Minimum lot sizes, minimum home sizes, maximum densities, street minimum rights-of-way, exclusionary zoning, and the lack of provisions for accessory dwelling units (ADU) create significant land use development barriers. Regulatory barriers can also extend development review time that increases the cost and risk associated with any development. That is, even developers seeking to create or preserve affordable housing face risks and uncertainties associated with regulation and development review that materially impact development costs. Where the City can, it should seek to reduce the uncertainty and risks associated with these elements.

As such, it is recommended that the Mayor/City Council establish an ad hoc advisory group called the Technical Working Group (TWG) on Removing Barriers to the Production and Preservation of Affordable Housing, composed of informed community members that represent diverse neighborhoods as well as experts with specific technical knowledge in development, zoning, and regulation. Such a TWG would be advised by City staff, but City staff would not serve as members. The group would be tasked with revisions to San Antonio's Unified Development Code (UDC).

Additionally, it is recommended that the Mayor/City Council create a committee to coordinate a community driven and inclusive public process to develop the vision, goals, and criteria for enabling Form Based Code and By Right Zoning for affordable housing.

According to the Form-Based Codes Institute, by-right zoning is critically important to increasing housing affordability at all levels of the housing spectrum. To accomplish this, conventional zoning codes should be updated to form-based codes (FBC) that effectively prescribe the outcome desired by the community. FBCs regulate the form of the buildings in a prescriptive manner and at a sufficient level of detail so that the outcome is predictable. This means that the conventional design review process is unnecessary, enabling by-right review. To accomplish this, communities should: 1) create a detailed community vision; 2) write prescriptive regulations; and 3) enable a by-right approval process.



## Strategies

1. Strategy: Undertake an inclusive public process to determine standards and criteria to allow by-right zoning for housing developments in which at least 50 percent of the units are affordable. By-right zoning often faces difficulties when communities or the public feel that their voices or concerns have not been heard. Important to the outcome of this inclusive public process will be solid community-supported agreement on criteria for where, to what extent, and through what type of process by-right zoning can be allowed. And because conflict often arises in disagreement over criteria for location, such as proximity to transit, jobs or corridors, and allowable densities, the City should approach this effort strategically so that new conflicts do not inadvertently arise that thwart greater affordable housing goals and objectives.

2. Strategy: Exempt affordable housing units from SAWS impact fees. Fee waivers are one of the more common tools to incenting affordable housing production. While this can require an upfront cultural change, affordable housing is frequently exempted from development impact fees in growth management policies that fund water, streets, parks, and other infrastructure systems. And because fees are frequently updated to ensure that new growth is “paying its way”, the City can update its fees structures to reflect affordable housing as a priority. For communities experiencing substantial growth like San Antonio where revenue collections occasionally exceed projections, adding an exemption may be simple. For communities with lower rates of growth, impact fee structures can either be modified to reflect this exemption and balance overall objectives or annual fee waivers caps can be designated. Specifically, the City should exempt affordable housing on a per unit basis from SAWS impact fees.

3. Strategy: Revise the UDC to remove regulatory barriers to affordable housing. As mentioned on the previous page, local regulations and fees can collectively be a significant barrier to the production of affordable housing. This is particularly true for smaller and infill projects where, for example, SAWS impact fees make up a large portion of development soft costs. Overall, it is recognized that there is a balance between regulations that ensure public safety and neighborhood form and the need to increase the production of affordable housing. Identifying that balance requires additional review by technical experts and individuals that represent diverse neighborhoods. In the process as described above to review the UDC, the TWG should begin thoughtful and detailed recommendations of the Housing Commission that were forwarded to Council in 2017, but not enacted. The TWG should ensure that documentation of the inclusive public process around any UDC revisions as well as recommendations be forwarded to the reconstituted Housing Commission for final review and recommendation to the Mayor and Council, understanding that the ultimate adoption of any changes would likely occur in 2020 when the next regularly scheduled revision of the UDC is anticipated.

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

### **Introduction**

#### *Summary of Data Insights*

The most recent economic data published by the San Antonio Economic Development Foundation, which used a Quarter 1 2021 data set, highlights the following facts related to population growth, jobs, and educational attainment in the San Antonio-New Braunfels MSA:

- As of 2019, the region's population increased by 10.0% since 2014, growing by 233,192. Population is expected to increase by 6.6% between 2019 and 2024, adding 169,910.
- From 2014 to 2019, jobs increased by 11.4% in San Antonio-New Braunfels, TX from 1,054,697 to 1,174,870. This change outpaced the national growth rate of 7.3% by 4.1%. As the number of jobs increased, the labor force participation rate increased from 59.9% to 60.6% between 2014 and 2019.
- Concerning educational attainment, 17.4% of San Antonio-New Braunfels, TX residents possess a bachelor's degree (1.4% below the national average), and 7.6% hold an Associate's Degree (0.5% below the national average).

Even more recent analysis from Moody's Analytics finds that San Antonio is experiencing a "healthy recovery" from the negative economic impacts of pandemic-related business closures and other restrictions. Moody's Analytics states, "Like most of Texas, San Antonio's economy has outperformed most metros nationally although it is in the middle of the state's pack. It lost 42,440 jobs from the first quarter of 2020 to the first quarter of 2021, a decline of 3.9%. This ranked 23 of 82 metros that Moody's Analytics REIS tracks. The consistent relative strength of the metro can be partially attributed to the fact that San Antonio is home to four military bases --Lackland Air Force Base, Fort Sam Houston, Camp Bullis and Randolph Air Force Base – along with a number of military contractors."

While the City's economic data related to pandemic-related job losses is positive, data related to wages is less positive. The Bureau of Labor Statistics reports that, "workers in the San Antonio-New Braunfels, TX Metropolitan Statistical Area had an average (mean) hourly wage of \$23.81 in May 2020, about 12 percent below the nationwide average of \$27.07."

## 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	7,302	6,624	1	1	0
Arts, Entertainment, Accommodations	88,963	89,562	12	14	2
Construction	62,291	31,854	9	5	-4
Education and Health Care Services	163,293	156,356	23	25	2
Finance, Insurance, and Real Estate	59,583	54,454	8	9	1
Information	10,293	13,744	1	2	1
Manufacturing	40,174	29,428	6	5	-1
Other Services	34,886	18,597	5	3	-2
Professional, Scientific, Management Services	87,713	96,901	12	15	3
Public Administration	25,402	15,117	4	2	-2
Retail Trade	88,240	68,220	12	11	-1
Transportation and Warehousing	34,472	23,696	5	4	-1
Wholesale Trade	13,793	23,479	2	4	2
Total	716,405	628,032	--	--	--

**Table 44 - Business Activity**

**Alternate Data Source Name:**

2018 LEHD

**Data Source Comments:** Worker data was taken from 2018 ACS 1-year Estimates of persons employed in specific industries and jobs data was taken from 2018 OntheMap Application and LEHD Origin-Destination Employment Statistics (Home of worker.)

## Labor Force

Total Population in the Civilian Labor Force	747,306
Civilian Employed Population 16 years and over	706,056
Unemployment Rate	5.50
Unemployment Rate for Ages 16-24	14.00
Unemployment Rate for Ages 25-65	4.00

**Table 45 - Labor Force**

**Alternate Data Source Name:**

2015-2019 American Community Survey 5-Year Est.

**Data Source Comments:**

Occupations by Sector	Number of People
Management, business and financial	89,443
Farming, fisheries, and forestry occupations	1,094
Service	147,673
Sales and office	169,372
Construction, extraction, maintenance, and repair	71,019
Production, transportation, and material moving	80,557

**Table 46 – Occupations by Sector**

**Alternate Data Source Name:**

2015-2019 American Community Survey 5-Year Est.

**Data Source Comments:**

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	1,124,062	83%
30-59 Minutes	190,841	14%
60 or More Minutes	35,879	3%
<b>Total</b>	<b>1,350,782</b>	<b>100%</b>

**Table 47 - Travel Time**

**Alternate Data Source Name:**

2015-2019 American Community Survey 5-Year Est.

**Data Source Comments:**

## Education:

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

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	72,808	4,362	47,150
High school graduate (includes equivalency)	145,206	7,224	57,580
Some college or Associate's degree	181,945	9,601	51,231
Bachelor's degree or higher	171,642	5,022	30,162

**Table 48 - Educational Attainment by Employment Status**

**Alternate Data Source Name:**

2015-2019 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	2,616	8,371	11,719	30,105	30,371
9th to 12th grade, no diploma	19,808	19,023	20,926	34,176	16,278
High school graduate, GED, or alternative	54,792	67,685	50,344	92,319	45,116
Some college, no degree	61,076	62,138	45,662	73,449	36,004
Associate's degree	8,930	22,461	15,941	25,425	11,098
Bachelor's degree	11,801	48,584	34,538	54,230	23,532
Graduate or professional degree	1,168	19,824	20,541	31,985	19,284

**Table 49 - Educational Attainment by Age**

**Alternate Data Source Name:**

2015-2019 American Community Survey 5-Year Est.

**Data Source Comments:**

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,726
High school graduate (includes equivalency)	27,589
Some college or Associate's degree	33,245
Bachelor's degree	51,196
Graduate or professional degree	64,302

**Table 50 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**

2015-2019 American Community Survey 5-Year Est.

**Data Source Comments:**

## Data Highlights - Non-Housing Community Development Assets

- **Industries** - The major employment sectors in San Antonio are as follows: Health Care and Social Assistance (13.64%), Retail Trade (12.19%), Accommodation and Food Services (10.4%) and Educational Service (9.33%)
- **Largest Employers** - The largest nonfarm employers in the San Antonio-New Braunfels MSA are: Joint Base San Antonio (80,000 employees), H-E-B, LP (20,000 employees) and United Services Automobile Association (USAA) (19,400 employees).
- **Labor Force Participation and Occupations** - 64.3% of City residents over the age of 16 are in the labor force. This percentage is in line with the overall State labor force participation. A third of workers have occupations classified as management, business, science, and art occupations and 20.90% of workers are in service occupations. The **Estimated percent of people aged 16 years of age or older who were in the labor force between 2015-2019 map**, **Estimated percent of people age 16 years of age or older who were unemployed between 2015-2019** and **Estimated percentage of veterans aged 18-64 who are not employed between 2015-2019 map** are included because they reveal that labor force participation and unemployment affect communities in disparate ways. Specifically, there are census tracts in the Near Westside and Near Eastside that have both low labor force participation and high unemployment rates for persons who are in the labor force. Furthermore, the ***Estimated number of households with grandparents living with and responsible for grandchildren between 2015-2019 map*** is included to show areas of the City where grandparents are the primary caregiver for their grandchildren. These grandparents may not be in the labor force – either because of their age and/or caregiving responsibilities - and are, therefore, likely to be on fixed incomes.
- **Travel Time to Work** – The average commute time for city residents was 24.7 minutes. ***The Estimated percent of workers with a work commute of between 45 minutes and an hour in 2015-2019 map***, displays areas of the City where workers report having a commute longer than 45 minutes. Many workers in the far Northern areas of the City have work commutes that are longer than 45 minutes. However, there are also census tracts in the Near Westside where high percentages of workers have work commutes that are longer than 45 minutes, suggesting that they are not employed in the Downtown area. Additional maps related to transportation costs are included to add an additional dimension to the analysis of commuting. When low-income individuals and families can only find affordable housing opportunities in areas that are far from job centers, their transportation costs rise. Therefore, while such households may not be housing cost-burdened, when housing and transportation costs are reviewed in tandem, these families are cost-burdened.
- **Educational Attainment** - Only 16.6% of City residents have a 4-year college degree and an additional 7.7% have a 2-year degree (Associate's). Therefore, nearly 17% of City

residents did not complete high school. These residents with low formal educational attainment face a significant gap between their education and skills and the increasingly STEM-focused needs of local employers. Furthermore, there are several census tracts in the Near Westside, Near Eastside and Southwest areas where at least 25% of the population did not receive a high school diploma or GED.

#### **Data Highlights - Non-Housing Community Development Assets cont.**

- **Median Earning by Educational Attainment** – The median income for City residents with the lowest formal educational attainment was considerably lower than the median incomes for more highly educated workers. Specifically, workers with less than a high school diploma earned a median income of \$21,726 while workers with a bachelor's degree earned a median income of \$51,196. Low formal educational attainment affects the median income of women more negatively than men. Specifically, female workers with less than a high school diploma earned a median income of \$16,513 while male workers with less than a high school diploma earned a median income of \$25,833.

#### **Maps and Tables - Economic Market**

The following maps and tables are used to supplement the analysis of the City's economic market:

- **Table J1:** Occupation
- **Table J2:** Workers by industry
- **Table J3:** Labor Force
- **Map J4:** Estimated percent of people aged 16 years of age or older who were in the labor force between 2015-2019 (*displaying only areas with less than 25% participation in the labor force*)
- **Map J5:** Estimated percent of people aged 16 years of age or older who were unemployed between 2015-2019
- **Map J6:** Estimated percentage of veterans aged 18-64 who are not employed between 2015-2019
- **Map J7:** Estimated number of households with grandparents living with and responsible for grandchildren between 2015-2019
- **Map J8:** Estimated percent of workers with a work commute of between 45 minutes and an hour in 2015-2019
- **Map J9:** Percent of income spent on transportation by a very low-income individual owner household as of 2019
- **Map J10:** Percent of income spent on housing and transportation by a median-income family owner household as of 2019
- **Map J11:** Percent of income spent on housing and transportation by a median-income family renter household as of 2019
- **Map J12:** Areas of the city where at least 25% of the population has low formal educational attainment



*Data Sources for Narrative:* U.S. Census, American Community Survey 2015-2019; HUD P&R Housing Market Profile for San Antonio-New Braunfels, Texas (as of January 1, 2021); Bureau of Labor Statistics, News Release - Occupational Employment and Wages in San Antonio-New Braunfels - May 2020; San Antonio Economic Development Foundation, San Antonio-New Braunfels MSA At a Glance (May 2020); Alamo Area Council of Governments Economic Development District Comprehensive Economic Development Strategy (2018-2023)

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

*Data Source for Tables:* U.S. Census, American Community Survey 2015-2019

	Texas		Bexar County, Texas		San Antonio city, Texas	
Label	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>OCCUPATION</b>						
Civilian employed population 16 years and over	13,253,631	13,253,631	907,686	907,686	706,056	706,056
Management, business, science, and arts occupations	4,867,492	36.70%	320,796	35.30%	236,341	33.50%
Service occupations	2,288,826	17.30%	180,465	19.90%	147,673	20.90%
Sales and office occupations	2,937,388	22.20%	216,294	23.80%	169,372	24.00%
Natural resources, construction, and maintenance occupations	1,433,389	10.80%	88,815	9.80%	72,113	10.20%
Production, transportation, and material moving occupations	1,726,536	13.00%	101,316	11.20%	80,557	11.40%

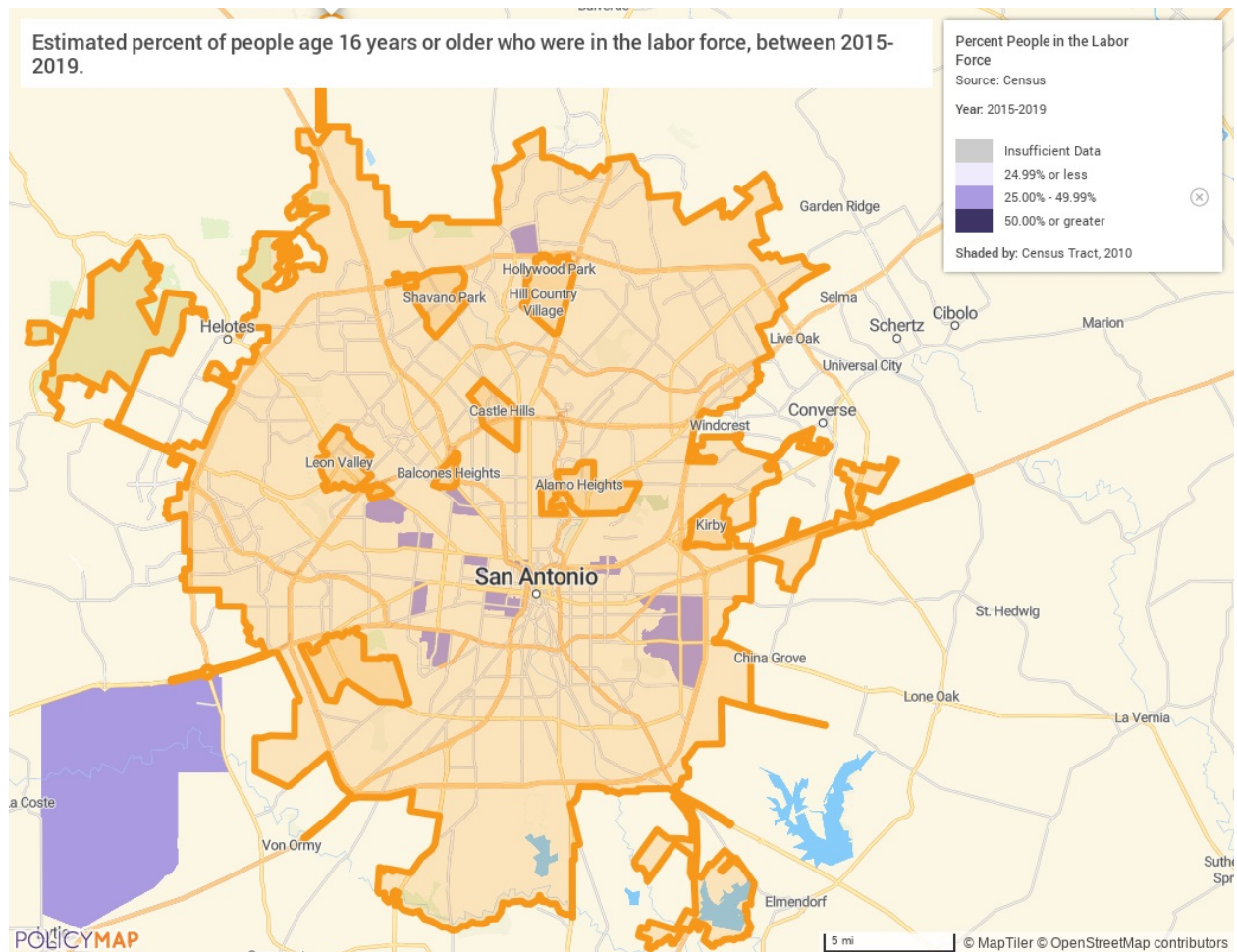
**Table J1: Occupation**

	Texas		Bexar County, Texas		San Antonio city, Texas	
Label	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>INDUSTRY</b>						
Civilian employed population 16 years and over	13,253,631	13,253,631	907,686	907,686	706,056	706,056
Agriculture, forestry, fishing and hunting, and mining	397,032	3.00%	10,223	1.10%	6,944	1.00%
Construction	1,137,958	8.60%	72,642	8.00%	59,380	8.40%
Manufacturing	1,125,176	8.50%	48,808	5.40%	37,875	5.40%
Wholesale trade	378,542	2.90%	20,848	2.30%	16,029	2.30%
Retail trade	1,507,002	11.40%	108,111	11.90%	86,095	12.20%
Transportation and warehousing, and utilities	777,044	5.90%	43,369	4.80%	32,985	4.70%
Information	227,928	1.70%	15,695	1.70%	11,720	1.70%
Finance and insurance, and real estate and rental and leasing	884,408	6.70%	80,453	8.90%	61,016	8.60%
Professional, scientific, and management, and administrative and waste management services	1,524,750	11.50%	105,723	11.60%	83,543	11.80%
Educational services, and health care and social assistance	2,863,828	21.60%	211,299	23.30%	162,212	23.00%
Arts, entertainment, and recreation, and accommodation and food services	1,216,771	9.20%	106,102	11.70%	86,379	12.20%
Other services, except public administration	684,780	5.20%	43,648	4.80%	33,952	4.80%
Public administration	528,412	4.00%	40,765	4.50%	27,926	4.00%

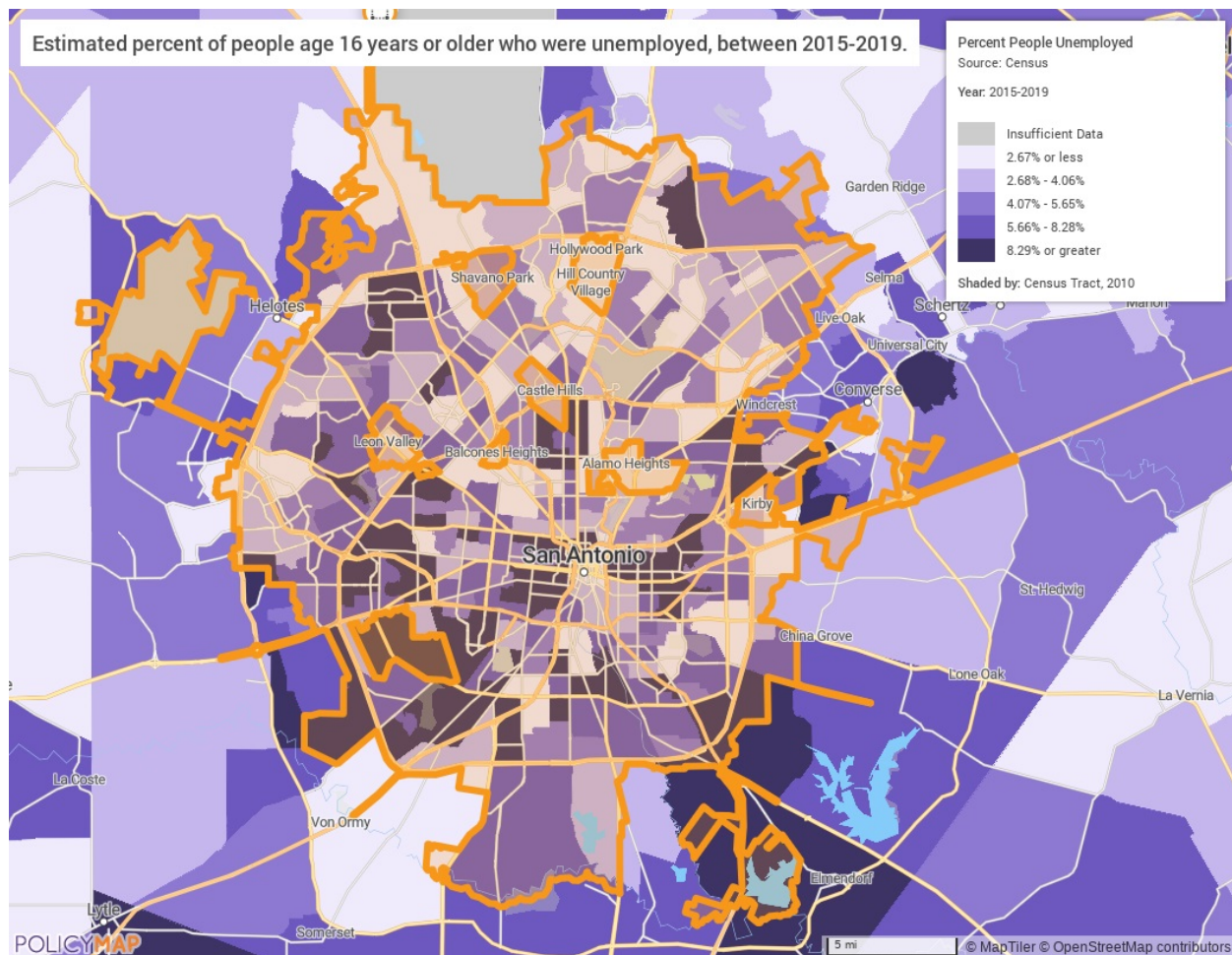
**Table J2: Workers by industry**

	Texas		Bexar County, Texas		San Antonio city, Texas	
Label	Estimate	Percent	Estimate	Percent	Estimate	Percent
<b>EMPLOYMENT STATUS</b>						
Population 16 years and over	21,736,238	21,736,238	1,506,216	1,506,216	1,173,495	1,173,495
In labor force	14,055,852	64.70%	975,564	64.80%	754,541	64.30%
Civilian labor force	13,962,458	64.20%	958,878	63.70%	747,306	63.70%
Employed	13,253,631	61.00%	907,686	60.30%	706,056	60.20%
Unemployed	708,827	3.30%	51,192	3.40%	41,250	3.50%
Armed Forces	93,394	0.40%	16,686	1.10%	7,235	0.60%
Not in labor force	7,680,386	35.30%	530,652	35.20%	418,954	35.70%
Civilian labor force	13,962,458	13,962,458	958,878	958,878	747,306	747,306
Unemployment Rate	(X)	5.10% (X)		5.30% (X)		5.50%

**Table J3: Labor Force**

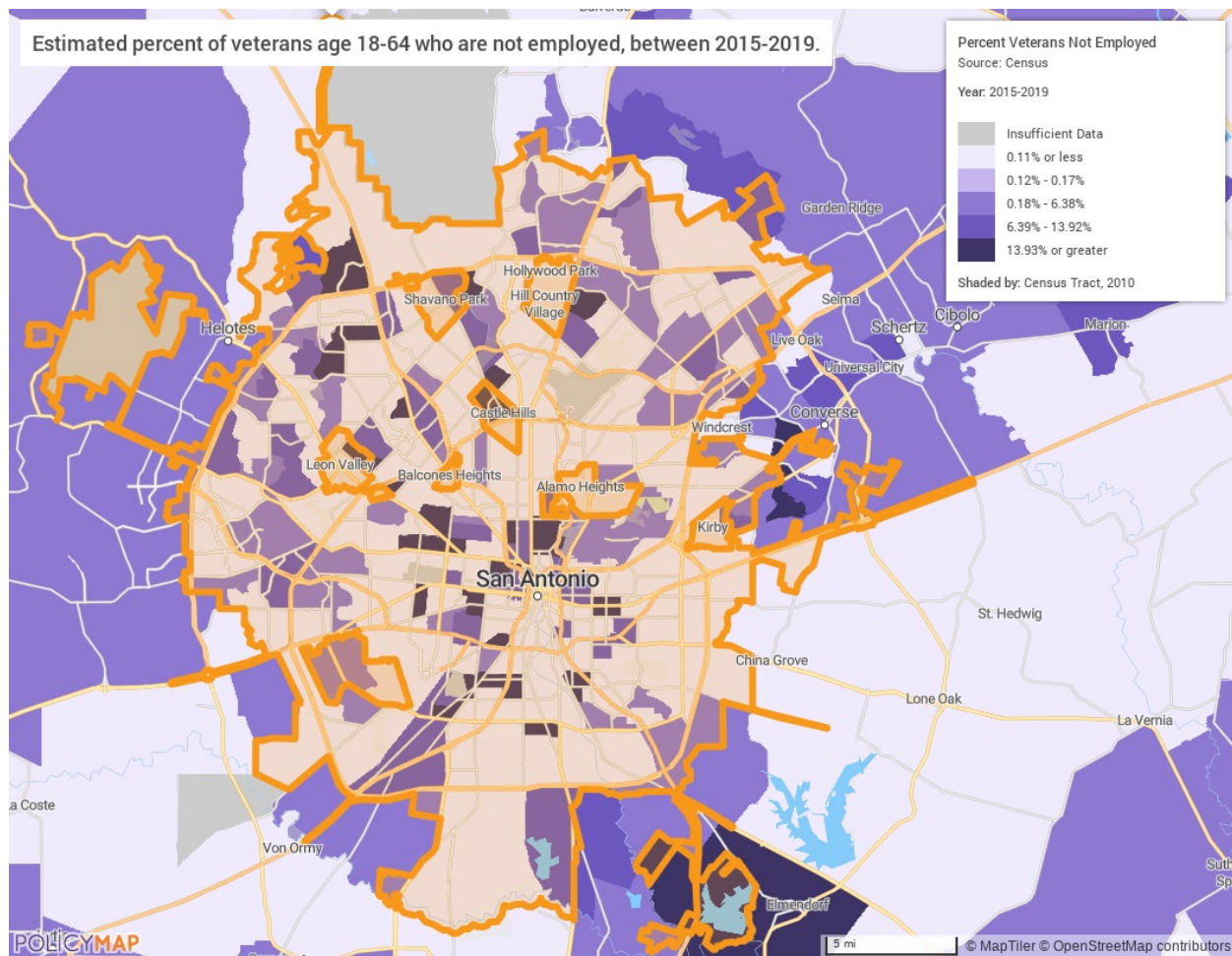


**Map J4: Estimated percent of people age 16 years of age or older who were in the labor force**

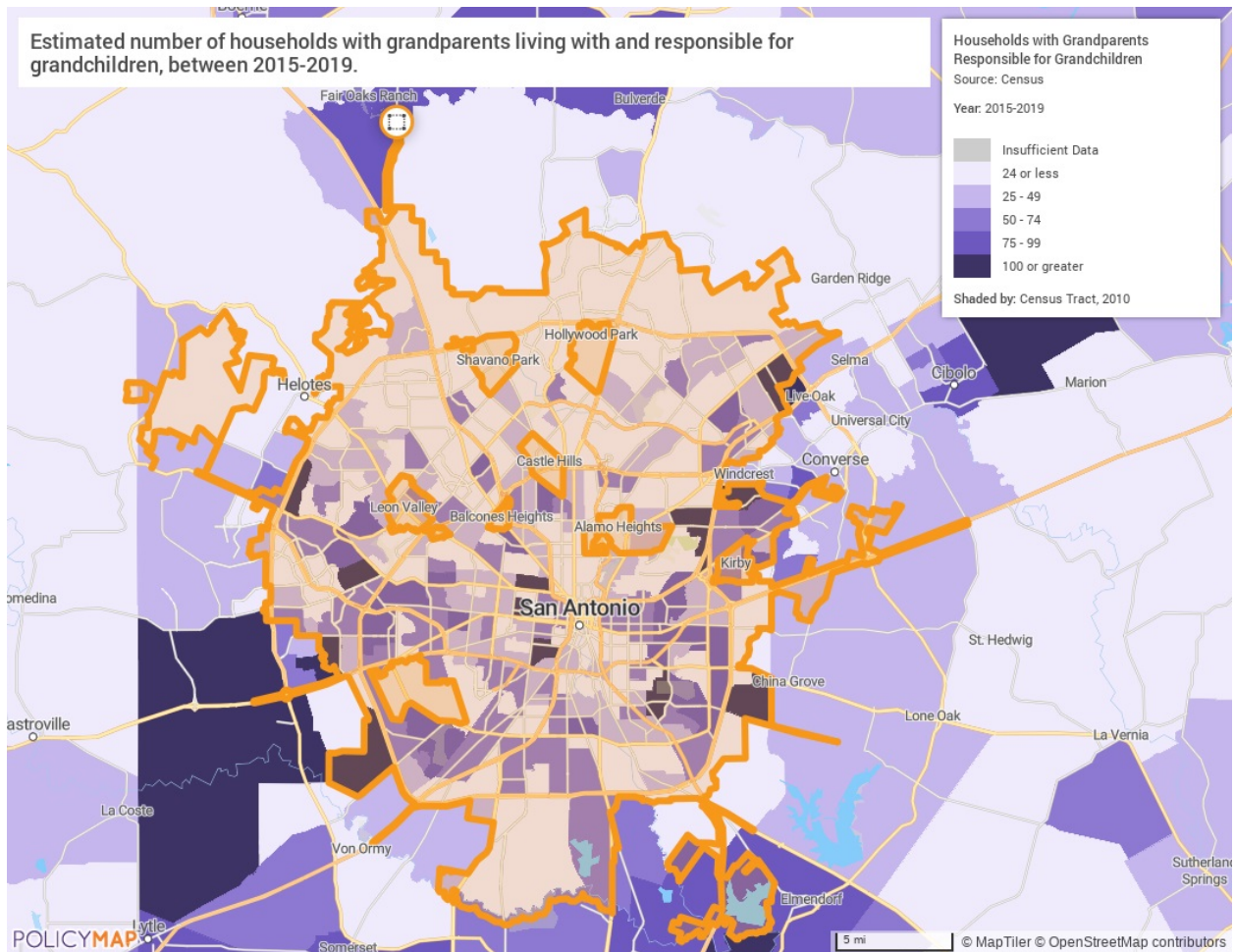


**Map J5: Estimated percent of people aged 16 years of age or older who were unemployed**

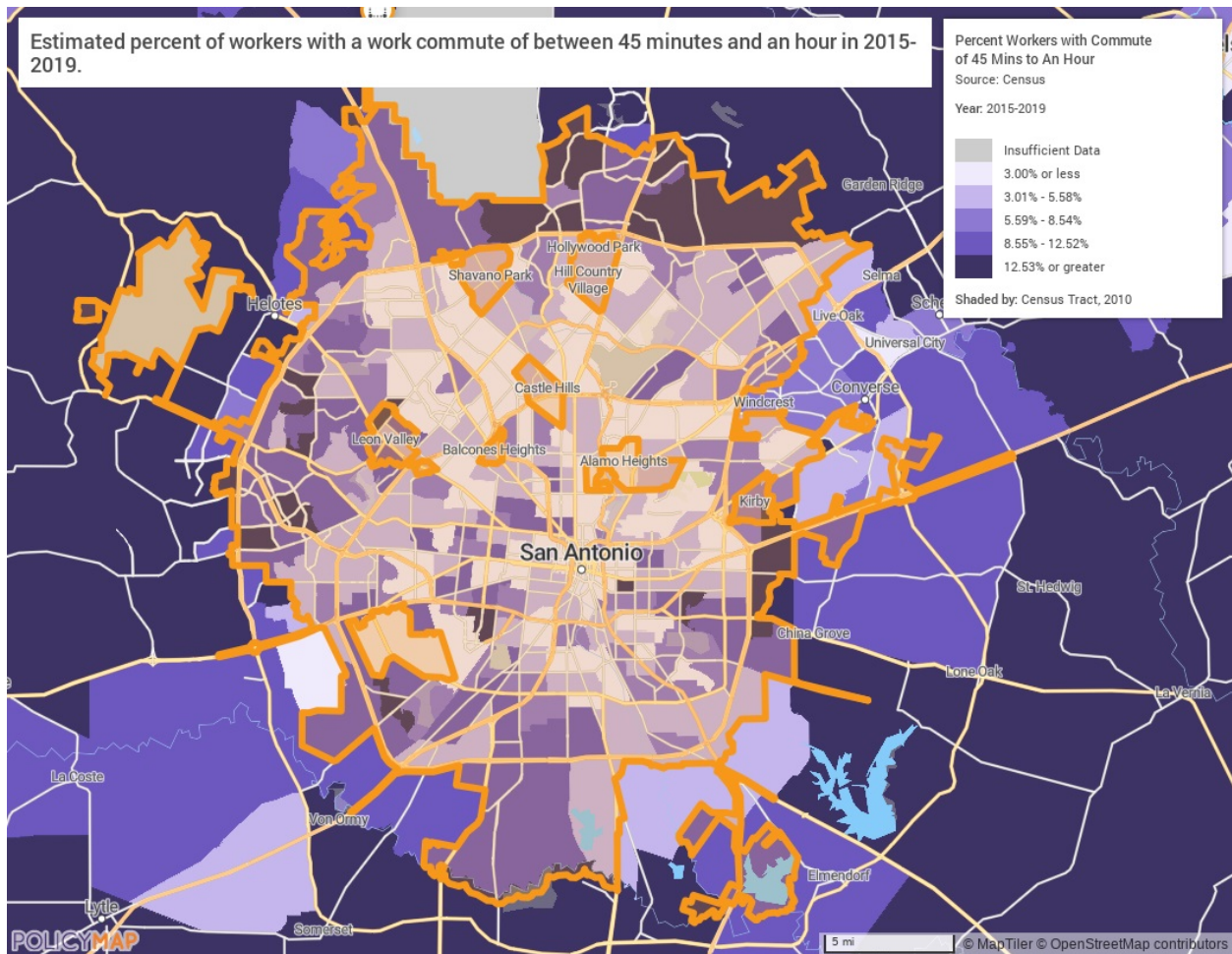




**Map J6: Estimated percentage of veterans aged 18-64 who are not employed**

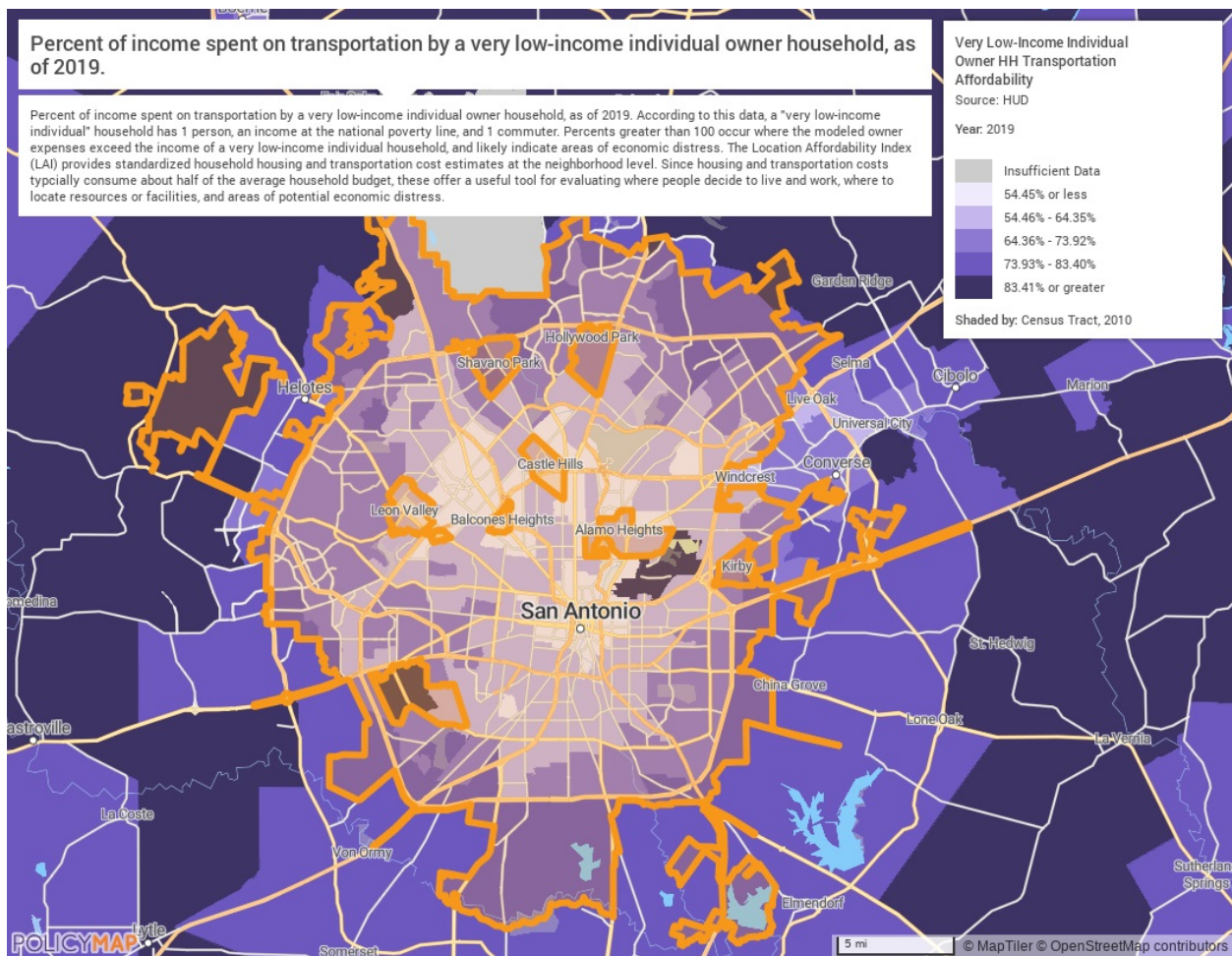


**Map J7: Estimated number of households with grandparents living with and responsible for grandchildren**



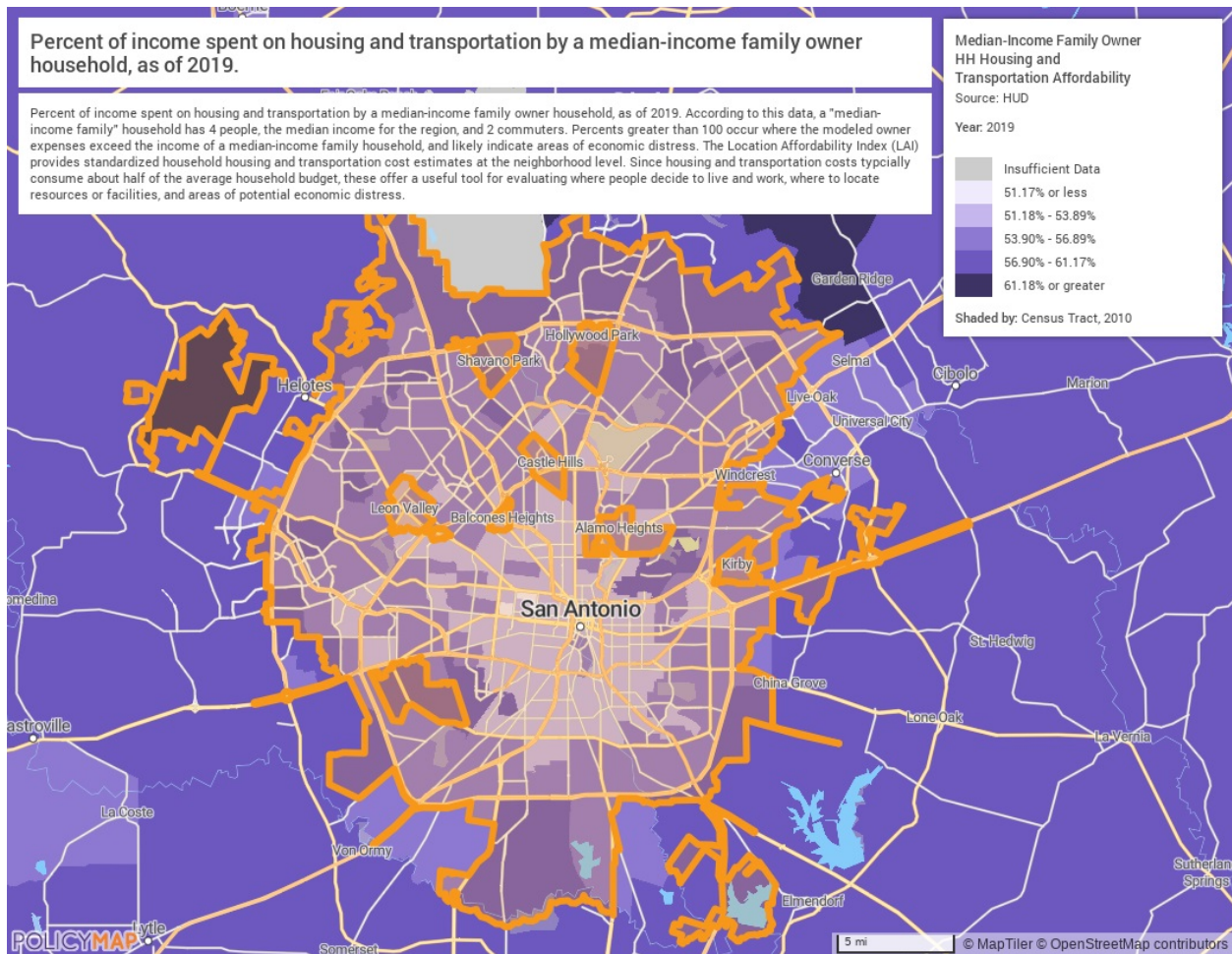
**Map J8: Estimated percent of workers with a work commute of between 45 minutes and an hour**



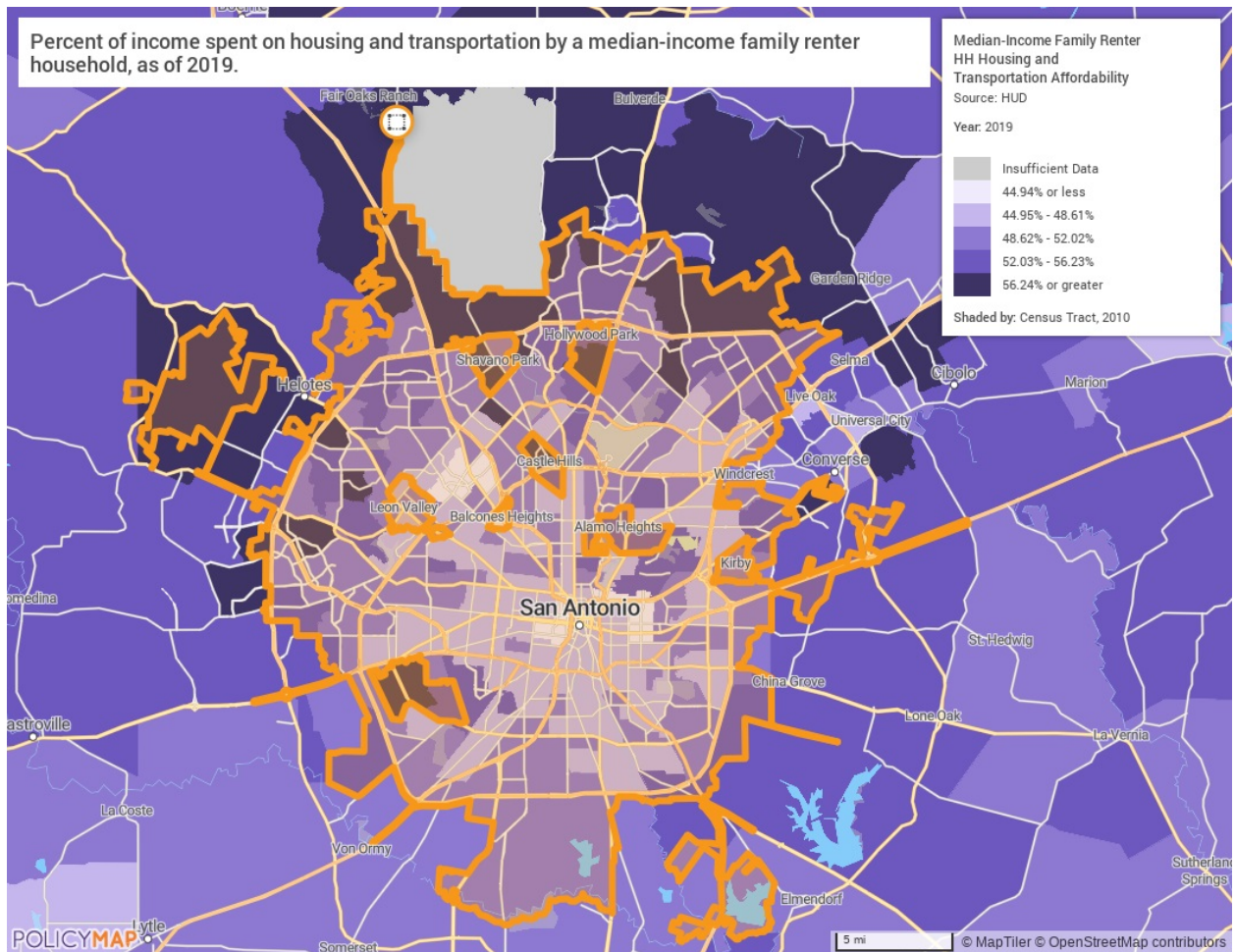


**Map J9: Percent of income spent on transportation by a very low-income individual owner household as of 2019.**

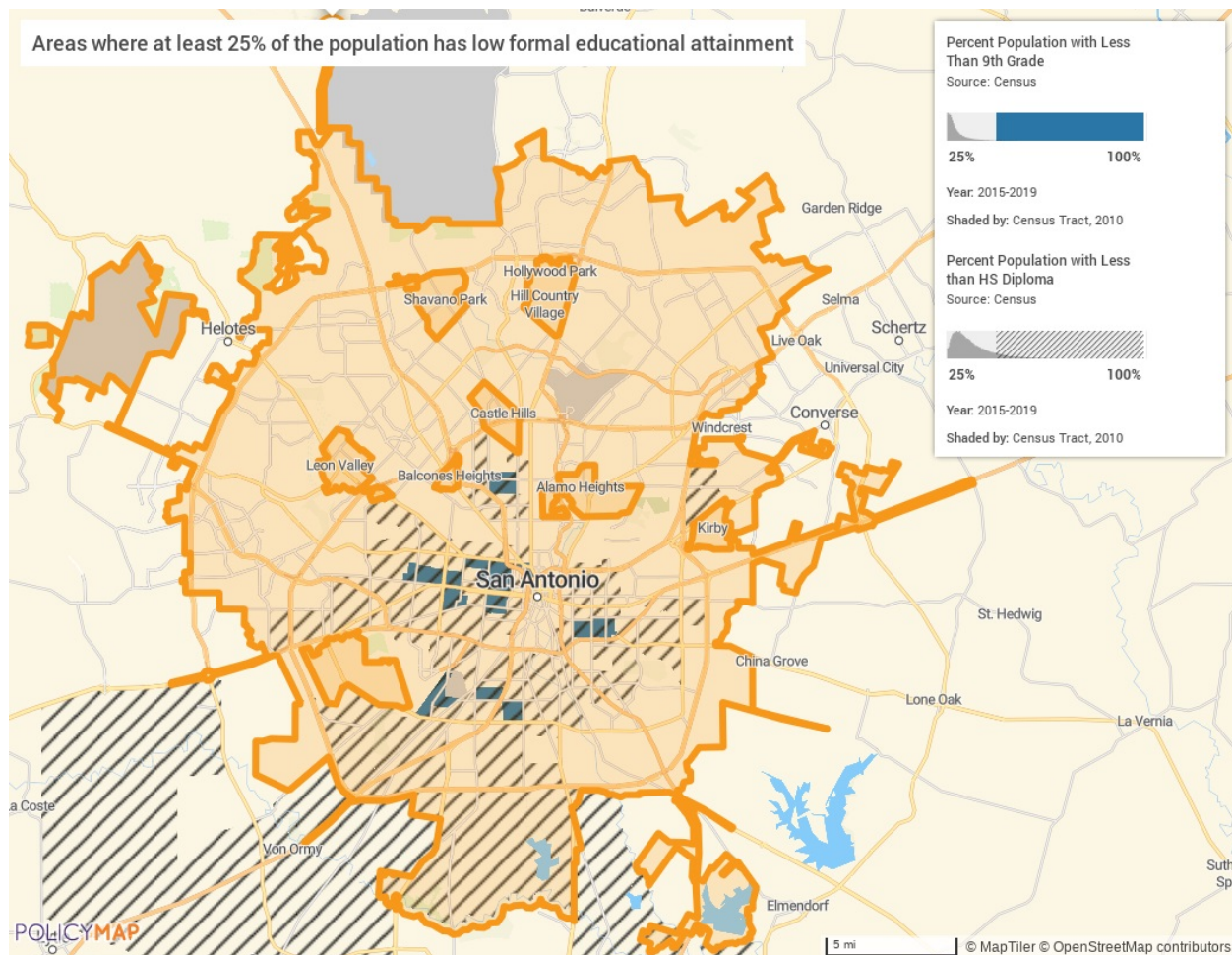




**Map J10: Percent of income spent on housing and transportation by a median-income family owner house**



**Map J11: Percent of income spent on housing and transportation by a median-income family renter household**



**Map J12: Areas of the city where at least 25% of the population has low formal education**

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

The major employment sectors are as follows:

- Health Care and Social Assistance (13.64%)
- Retail Trade (12.19%)
- Accommodation and Food Services (10.4%)
- Educational Service (9.33%)

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

Due to the presence of four military bases --Lackland Air Force Base, Fort Sam Houston, Camp Bullis and Randolph Air Force Base – along with a number of military contractors, there is a need for STEM skills that will allow workers to easily transition into Aerospace, Advanced Manufacturing, and Information Technology/Cyber Security jobs. Also, as the Health Care and



Social Assistance Industry currently employs the largest percentage of workers in the City, STEM skills are likewise needed.

**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 COVID-19 pandemic may have lingering effects on the City's economy and workforce needs for years to come. If the Retail Trade and Accommodations and Food Services industries do not replace all of the jobs lost during the pandemic, there will be a need to retrain workers who previously worked in those industries. The City's COVID Recovery Program seeks to fill this training void by offering free workforce training and education to San Antonio residents who have been negatively affected by the COVID-19 pandemic in the hardest hit industries of hospitality, food service, and retail.

A more positive development is that corporations are still choosing San Antonio as a place to expand or relocate. While the City of Austin is the leading contender for many technology industry corporate relocations and expansions, the following companies have relocated to San Antonio during 2020-2021:

- Plastics manufacturer Nissei America
- Pabst Brewing,
- battery manufacturer Saueressig Engineering, and
- tech company Skipcart.

Many of these employers will be seeking employees with advanced manufacturing and information technology skills.

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

*IT/Cyber Security* - The University of Texas at San Antonio offers a nationally ranked cybersecurity program. According to UTSA, this program provides students the training to secure employment in the IT and Cybersecurity industry with such global employers as EY, PwC, Booz Allen Hamilton, Lockheed Martin, and The Hut Group. According to the SA Works Information Technology & Cybersecurity Demand Occupation and Education Report from 2019, "[d]emand for professionals in cybersecurity continue to outpace the supply of skilled workers and those with 2-year degrees and industry acknowledged certificates are able to launch IT and Cybersecurity careers and further bolstering the workforce pipeline."

*Health Professions* - According to the Alamo Colleges district, the District offers "tuition-free training to low-income individuals for select health occupation courses/programs at the Alamo

Colleges District. The HPOG program promotes opportunities for career pathways and will prepare students to enter the workforce in high demand health professions.”

However, only 16.6% of City residents have a 4-year college degree and an additional 7.7% have a 2-year degree. Therefore, nearly 17% of City residents did not even complete high school. These residents with low formal educational attainment face a significant gap between their education and skills and the increasingly STEM-focused needs of local employers.

**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 City engages in several workforce development projects in partnership with local stakeholders. The programs focus on growing the in-demand skills of young people entering the workforce, strengthening the capacity of local employers – specifically, small, minority and women-owned businesses, and providing training and case management services to persons who were negatively impacted by the COVID-19 pandemic.

- **Alamo Area Academies** – Per its website, Alamo Area Academies “provides juniors and seniors the unique opportunity to explore a variety of STEM career paths so [they] can make educated decisions on [their] futures. 94% of students who graduate from our programs pursue higher education, join the armed forces or enter into high-wage employment in career fields related to Aerospace, Advanced Manufacturing, Information Technology/Security, Healthcare, and Diesel Technology.”
- **SA Works** – According to the San Antonio Economic Development Foundation’s (SAEDF), the SA Works workforce development team, “is an industry-led program aligning San Antonio’s education providers and private sector to promote economic mobility. SA Works’ goal is to reduce the skills gap in target industries by producing the needed skills from local education and training programs to create a robust workforce pipeline.”
- **Alamo Colleges District Health Profession Opportunity Grants (HPOG) program** – According to the Alamo Colleges district, “[t]his program provides tuition-free training to low-income individuals for select health occupation courses/programs at the Alamo Colleges District. The HPOG program promotes opportunities for career pathways and will prepare students to enter the workforce in high demand health professions.”
- **Be (Business Empowerment) San Antonio** – This program is focused on small, minority and women-owned businesses and builds capacity of these small business so that they can expand. The program is operationalized through the Business Empowerment Plan, which provides growing businesses access to people and organizations that are ready to help, including the City of San Antonio Economic Development Department, Alamo Colleges – Economic & Workforce Development: Corporate College, and South Central Texas Regional Certification Agency (SCTRCA). According to the BE San Antonio website, the Business Empowerment Plan is structured in two phases. “Phase I is the Small

Business Education Boot Camp. Phase II consists of two programs – the Mentor Protégé Program and the Bonding Assistance Program. These programs bring together the best of business development organizations, professionals and business community members to help small businesses build capacity and make a big impact on south Texas.”

- **COVID Recovery Programs** - According to the City’s website, “The City of San Antonio has partnered with Workforce Solutions Alamo, Alamo Colleges, Project Quest, and other workforce development agencies to offer free workforce training and education to San Antonio residents who have been negatively affected by the COVID-19 pandemic in the hardest hit industries of hospitality, food service, and retail (based on unemployment claims). This new program, which builds upon existing City workforce strategies, seeks to guide participants on a recommended pathway to gain employment and/or increase their earning potential. Following a skills and career assessment, participants may begin high school equivalency preparation, short-term, long-term, or on-the-job training. Qualified participants are eligible to receive stipends of \$15/hr. (at 30 hours maximum and 6 hours minimum per week) for actual time spent in an approved training program, up to a maximum of \$450 a week.”

**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.**

The Alamo Area Council of Governments is responsible for developing the local Comprehensive Economic Development Strategy (CEDS). According to the 2018-2023 CEDS, AACOG will “continue to leverage resources and align interdependent planning and development components including economic development, workforce development, transportation, environmental-air quality, housing, and more. The Workforce Solutions Alamo Comprehensive Local Workforce Plan and AACOG’s CEDS are aligned with the local workforce plan to meet employer needs, and to support initiatives identified as key drivers of future economic growth in the Alamo region.”

The City’s existing workforce and other economic development initiatives along with the SA Tomorrow Sustainability Plan are aligned with the CEDS as they seek to assist in the educational attainment and training of the workforce and promote the economic resiliency. Furthermore, the City’s planned housing activities that are discussed in this Consolidated Plan align with the CEDs, as they are designed to both increase the supply of housing units and preserve existing housing units that are affordable for low- and moderate-income workers.

## MA-50 Needs and Market Analysis Discussion

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

For purposes of this analysis, the City defines “concentration” as areas where the extent of housing problems exceeds the City average by 10%.

The areas of concentration of owner households reporting two or more housing problems are located in a U-shape surrounding the downtown area. In these census tracts, 30 or more owners report experiencing multiple housing problems, whereas in most of the City, less than 10 owners per census tract report experiencing multiple housing problems.

There are far more renter households who report experiencing multiple housing problems and many more census tracts where the number of renters who report experiencing multiple housing problems exceeds the City’s average by more than 10%. These census tracts are primarily located on the Northern borders of Loop 410. However, there are also clusters of census tracts in the Near Westside and Near Eastside.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

For purposes of this analysis, the City defines “concentration” as any area where the total percentage of racial or ethnic minority households or low-income families exceeds the percentage of that racial, ethnic, or low-income family’s representation within the general City population by more than 10%.

80.3% of San Antonio residents identify themselves as White, 7.0% of residents identify themselves as Black or African American, and 2.8% of residents identify themselves as Asian. Slightly over 64% of San Antonio residents identify their ethnicity as Hispanic or Latino (of any race).

The ***Predominant racial or ethnic group between 2013-2017 map*** shows that that a significant portion of the City is heavily segregated by race or ethnicity. Specifically, the predominant ethnic group in the Near Westside and Southwest areas of the City is Hispanic (more than 90%), while the population of the Far Northside is predominantly non-Hispanic White persons. Additionally, there are several census tracts in the Near Eastside and Eastside areas of the City where the predominant racial group is Black/African American persons, even though only 7.0% of City residents identify themselves as Black or African American.

The **Local Median Household Income as a share of Area Median Household Income between 2014-2018 map** shows that census tracts where the median household income is 50-80% of area median income are clustered primarily inside Loop 410.

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



The housing stock in the Westside and Eastside areas of San Antonio is aging (median year built is 1978 or earlier) and median home values are much lower than other areas in the city; in fact, many homes are valued at less than \$100,000. Asking rents average \$723 in the Southwest apartment market, which includes the Westside, while asking rents average \$842 in the Southeast apartment market, which includes the Eastside. The median household income in both areas is lower than the city's median household income. Both neighborhoods are characterized as having limited access to supermarkets and residents are at high risk of lead exposure.

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

**Near Westside** – Per the City's website, starting in 2011, the City of San Antonio Office of Historic Preservation "partnered with the Westside Preservation Alliance (WPA), the Esperanza Peace and Justice Center, the Westside Development Corporation (WDC), the San Antonio Conservation Society, the Old Spanish Trail Centennial (OST 100), and other volunteers to launch a Westside Cultural Resource Survey." Over the course of the survey, the partnership identified over 90 historic properties, including churches, government buildings, homes representing unique architectural styles, and commercial buildings. According to the City of San Antonio Office of Historic Preservation, the "Westside of San Antonio represents a significant part of San Antonio's identity as a center for Hispanic culture."

**Near Eastside** - According to the San Antonio Promise Zone Collective Impact Report for 2019, "San Antonio's Eastside neighborhoods reflect a rich cultural heritage and historic record. For generations, the residents of the Eastside have been predominantly working class, people of color. The community has a proud legacy as the heart of San Antonio's first and largest African American community. Over time, the demographics of the Eastside have evolved, and it is now a diverse, majority-Hispanic community that remains home to a sizable African American population and numerous African American led community, religious, business and cultural institutions. The history of the Eastside can be characterized by decades of economic disinvestment. In the early 2000's, some of the worst pockets of poverty, crime and blight in the region could be found on the Eastside. After decades of disinvestment, the Eastside of San Antonio has experienced a resurgence in private investment, school performance, quality housing stock, and public safety." The report notes that significant investments have been made in the Eastside since 2001: "To date, San Antonio's Eastside Promise Zone has received over \$366 million in federal, public capital, and other investments."

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

In the Westside, there are opportunities to use the Westside Cultural Resource Survey as a guiding document to protect properties from demolition that were identified by the community as historically significant. Because gentrification and displacement are significant concerns in the community, the City could work with stakeholders to preserve affordability in the area through strategies such as community land trusts. Additionally, the City can work to amplify the efforts of community-based organizations such as Prosper West Economic Development

Corporation, and anchor institutions such as the University of Texas San Antonio, which continues to expand its campus in the Westside.

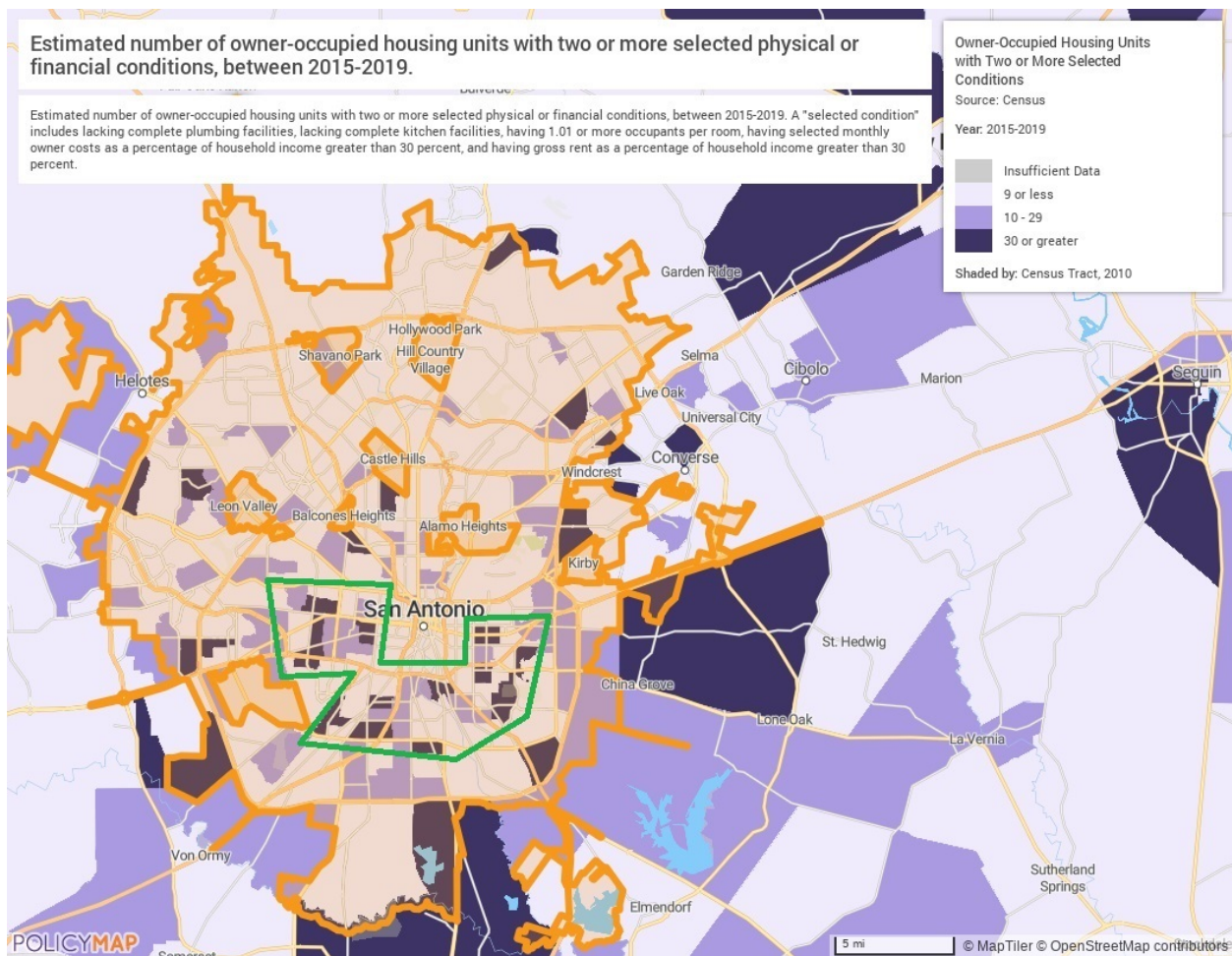
### **Maps and Tables - Needs and Market Analysis**

The following maps are used to supplement the analysis of housing needs and the housing market:

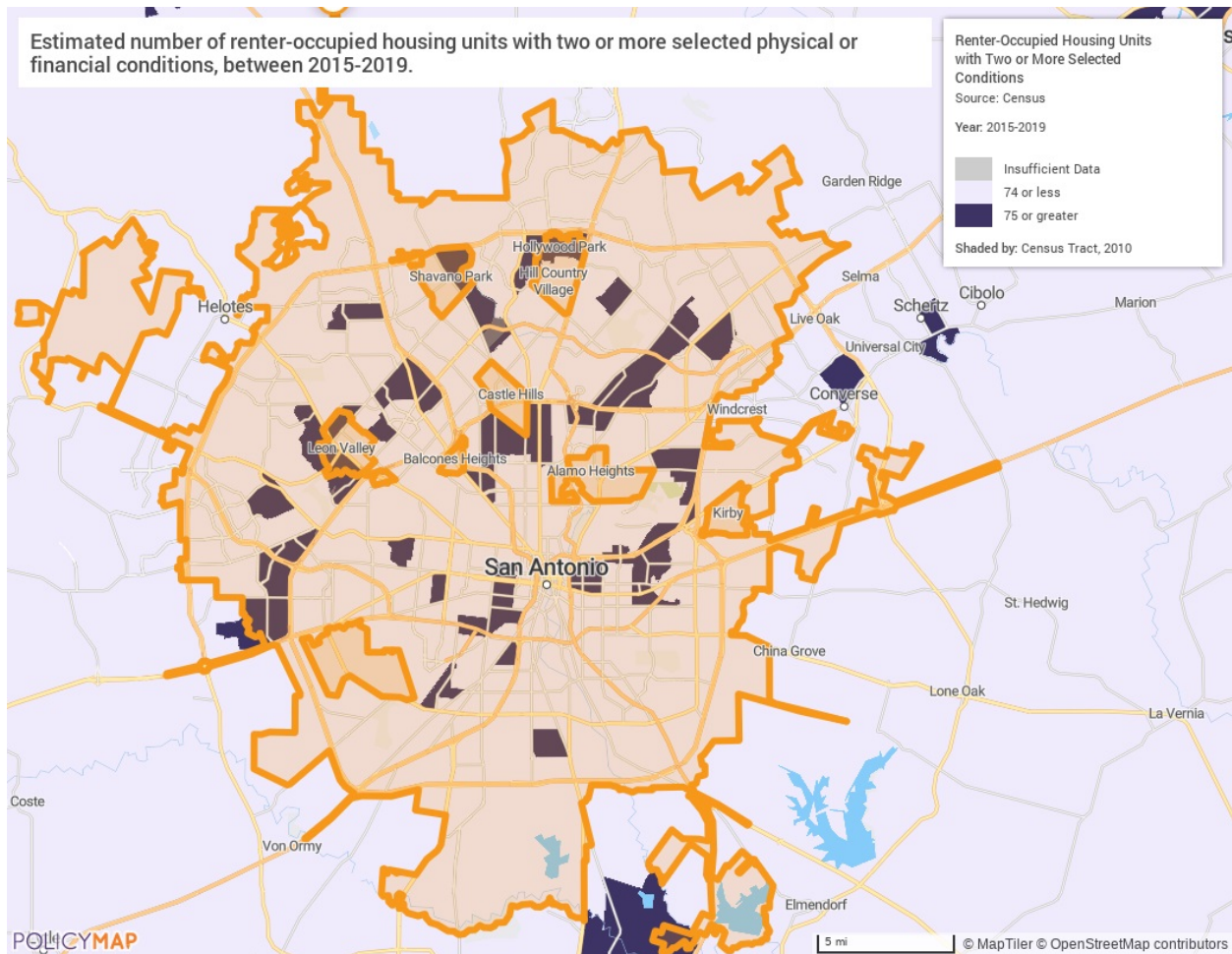
- **Map K1:** Estimated number of owner-occupied housing units with two or more selected physical or financial conditions between 2015-2019 (*map modified to indicate areas of concentration*)
- **Map K2:** Estimated number of renter-occupied housing units with two or more selected physical or financial conditions between 2015-2019 (*map shows only areas of concentration*)
- **Map K3:** Predominant racial or ethnic groups between 2013-2017
- **Map K4:** Local Median Household Income as a share of Area Median Household Income between 2014-2018 – Low Income Households

*Data Sources for Narrative:* U.S. Census, American Community Survey 2015-2019; Comprehensive Housing Affordability Strategy (CHAS) (custom tabulations from the 2013-2017 American Community Survey)

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

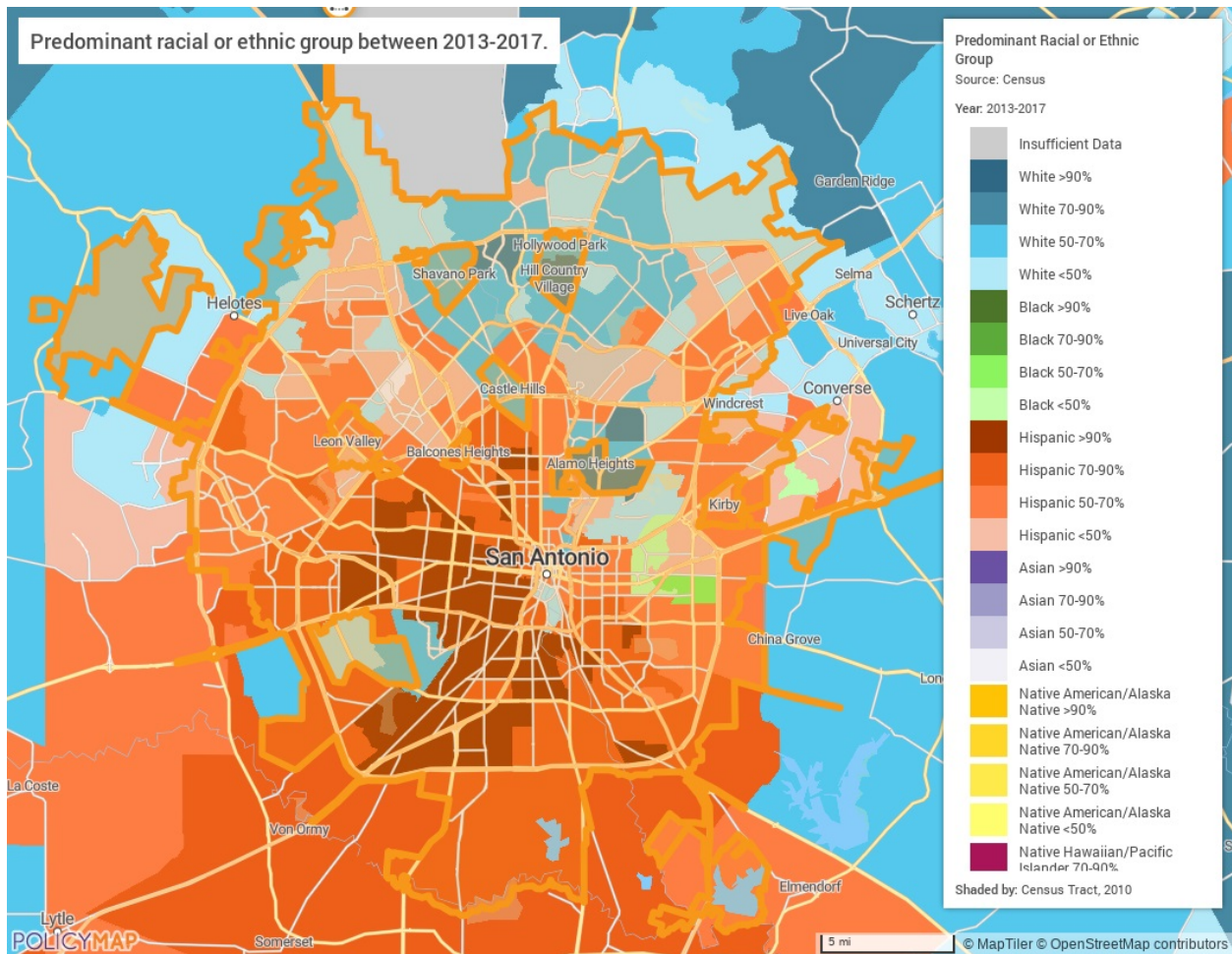


**Map K1: Estimated number of owner-occupied housing units with two or more selected conditions**

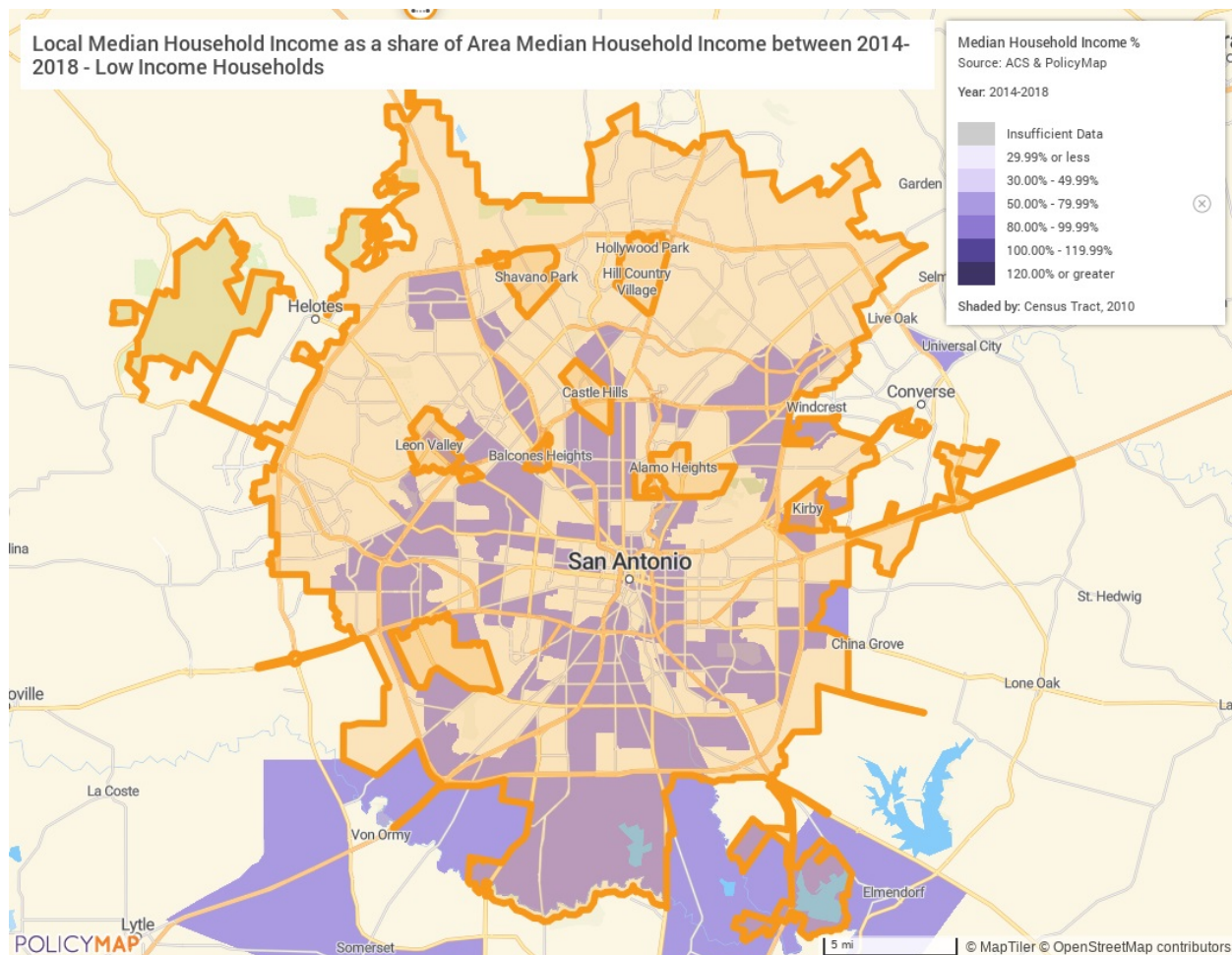


**Map K2: Estimated number of renter-occupied housing units with two or more selected conditions**





**Map K3: Predominant racial or ethnic groups between 2013-2017**



**Map K4: Local Median Household Income as a share of Area Median Household Income between 2014-2018**

**Note: Maps K1, K2 and K4**

Map K1 - Area within the green border is where more owner-households reported experiencing two or more housing problems when compared to the City as a whole.

Map K2 - Shaded areas show census tracts where more than 75 renter-households reporting experiencing more than 2 housing problems.

Map K4 - Shaded areas show census tracts where the median household income is between 50-80% of AMI

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

While broadband service is readily available in the City, low- and moderate-income household's ability to access and/or afford these services is limited. In many of the high-poverty census tracts within Loop 410, over 48.48% of households in the census tract did not have broadband, fiber optic or DSL internet subscription. Furthermore, in many of these same census tracts, over half of very low-income households do not have an internet subscription of any kind. And when this lack of high-speed internet access is examined based on Hispanic ethnicity, a large portion of the City – again, primarily areas within Loop 410 – is composed of census tracts where more than one quarter of Hispanic households have no internet subscription of any kind.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Competition for broadband service already exists in the City of San Antonio, as there are at least 7 internet service providers that provide services that allow for download speeds of up to 1000 MBS, according to [www.hightspeedinternet.com](http://www.hightspeedinternet.com).

### **Maps - Broadband Needs**

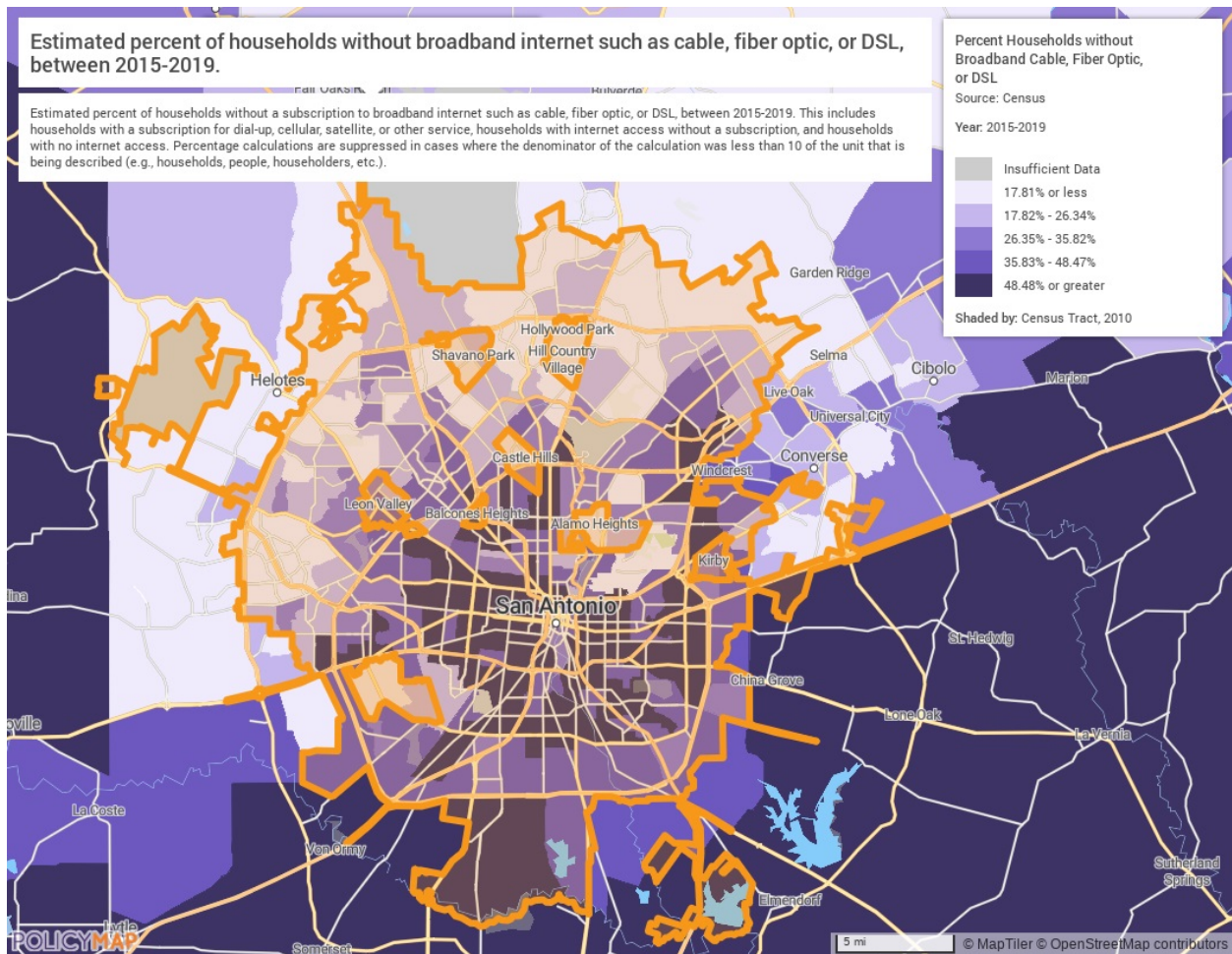
The following maps are used to supplement the analysis of low- and moderate-income households' need for broadband wiring and connections:

- **Map L1:** Estimated percent of households without broadband internet such as cable, fiber optic, or DSL between 2015-2019
- **Map L2:** Areas where lower-income households do not have an internet subscription
- **Map L3:** Areas where more than 25% of people in Hispanic households do not have an internet subscription

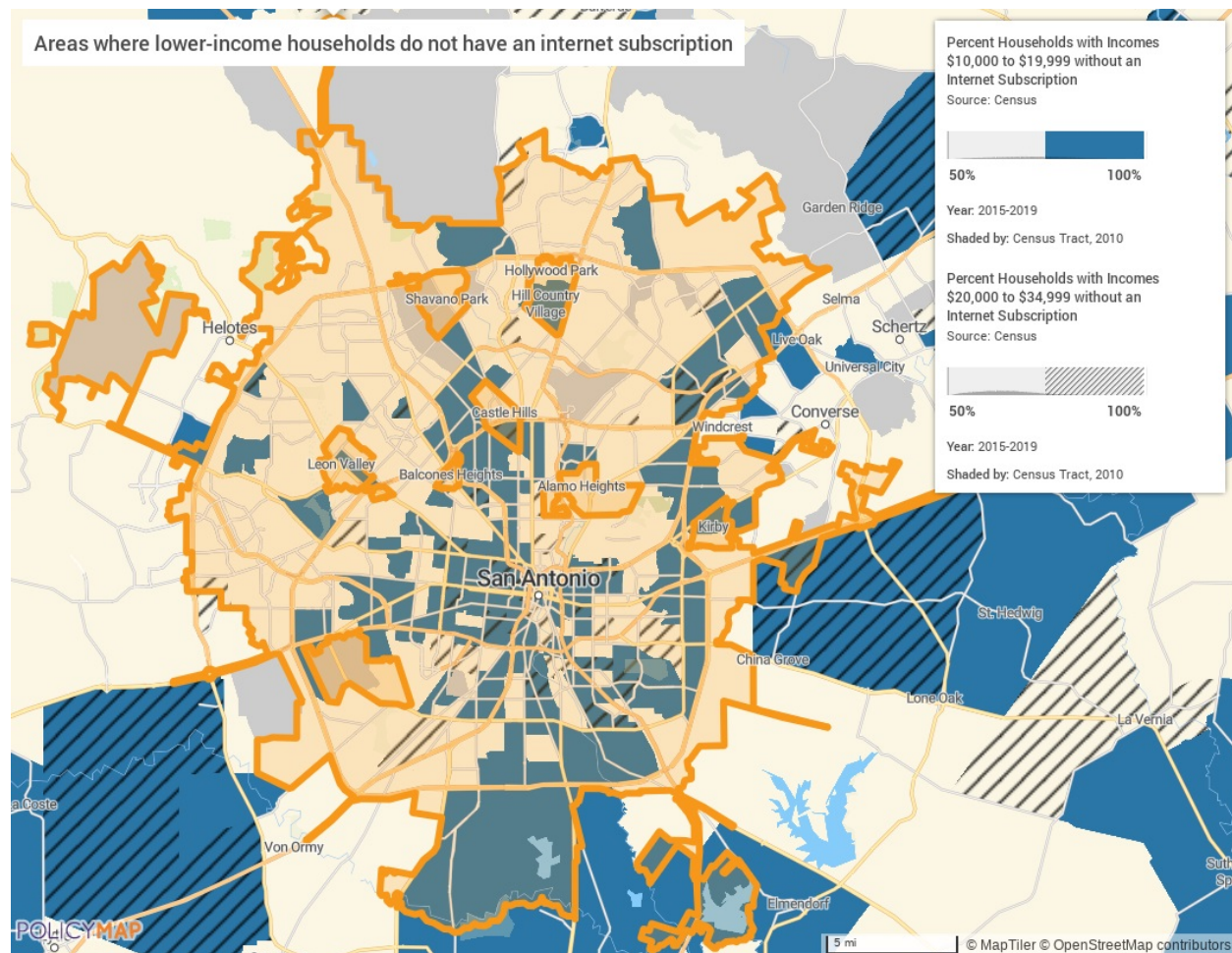
*Data Sources for Narrative:* [www.hightspeedinternet.com](http://www.hightspeedinternet.com), U.S. Census, American Community Survey 2015-2019

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

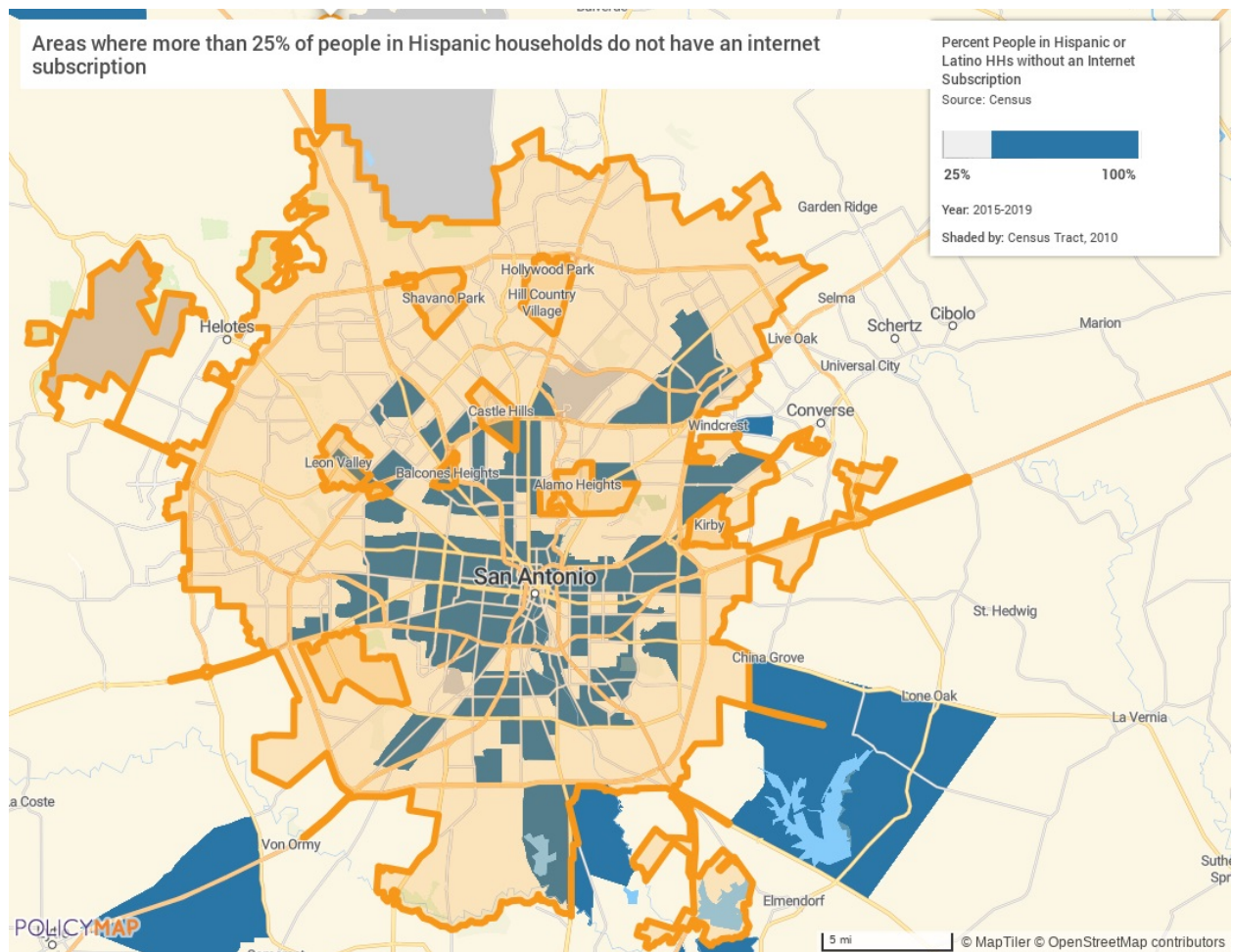




**Map L1: Estimated percent of households without broadband internet such as cable, fiber optic, or DS**



**Map L2: Areas where lower-income households do not have an internet subscription**



**Map L3: Areas where more than 25% of people in Hispanic households do not have an internet subscription**

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

In 2016, the City adopted the SA Tomorrow Sustainability Plan to serve as a roadmap for enhancing the community's quality of life and overall resilience. According to the 2019 SA Tomorrow Sustainability Plan Progress Report, it is a plan to "balance the impact of our expected growth to 2.6 million people by 2040 while enhancing economic, environmental, and social resources."

The SA Tomorrow Sustainability Plan defines "resilience" as "the ability of people, the places where they live, and the infrastructure they rely upon to withstand and quickly recover from a natural or other hazard. Healthy, physically fit, socially connected San Antonians will be in a much better position to withstand and recover from a disaster."

As part of the planning process, the City engaged more than 4,000 San Antonians and, through this collective planning process, identified the following Areas of Concern:

#### **High Vulnerability**

- Extreme Heat Impacts to Vulnerable Populations
- Vector Borne Diseases and Impacts to Public Health

#### **Medium High Vulnerabilities**

- Critical infrastructure in the 100-year floodplain
- Critical Transportation Infrastructure
- Low water crossings high call rescue sites
- Local food security

#### **Medium Vulnerabilities**

- Poor Air Quality and Potential Non-Attainment Due to Ozone
- Wildfires
- Multi-family residences in 100-year floodplain

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Housing that is poorly designed and constructed or that is not properly maintained can expose low- and moderate-income households to extreme heat conditions. According to 2019 American Housing Survey data, an estimated 20,200 housing units in the San Antonio-New Braunfels MSA had at least one hole in the roof, 13,500 housing units had boarded up windows, 44,600 housing units had broken windows and 64,500 housing units had a crumbling



foundation or an open crack or hole in their foundation. All of these home maintenance issues reduce the energy efficiency of a home – making it more expensive to heat and cool – by allowing heated external air to easily enter the home.

### **Maps - Hazard Mitigation**

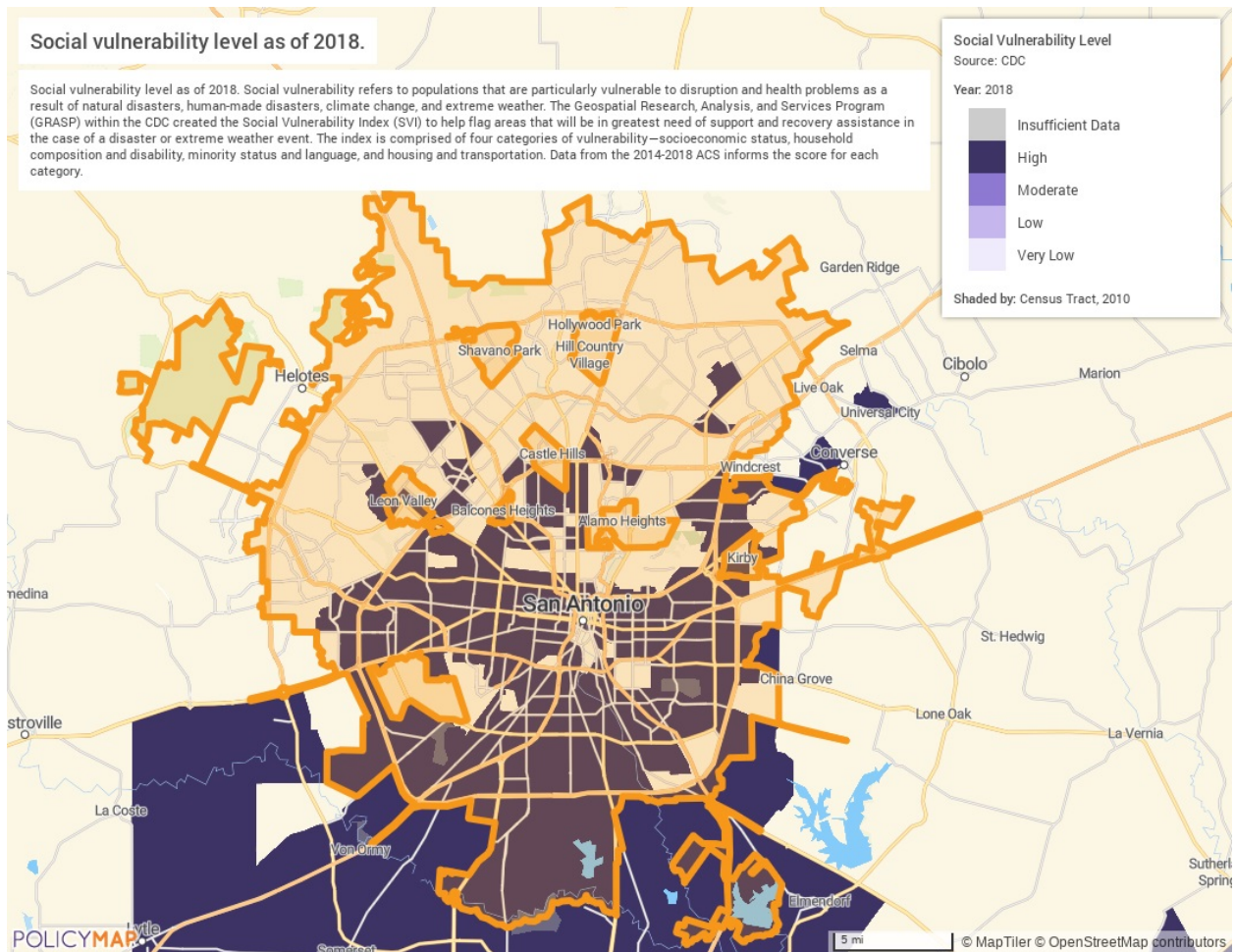
The following maps are used to supplement the analysis of the vulnerability to natural hazard risks associated with climate change of housing occupied by low- and moderate-income households:

- **Map M1:** Social vulnerability level as of 2018
- **Map M2:** Social vulnerability index and urban heat island\*

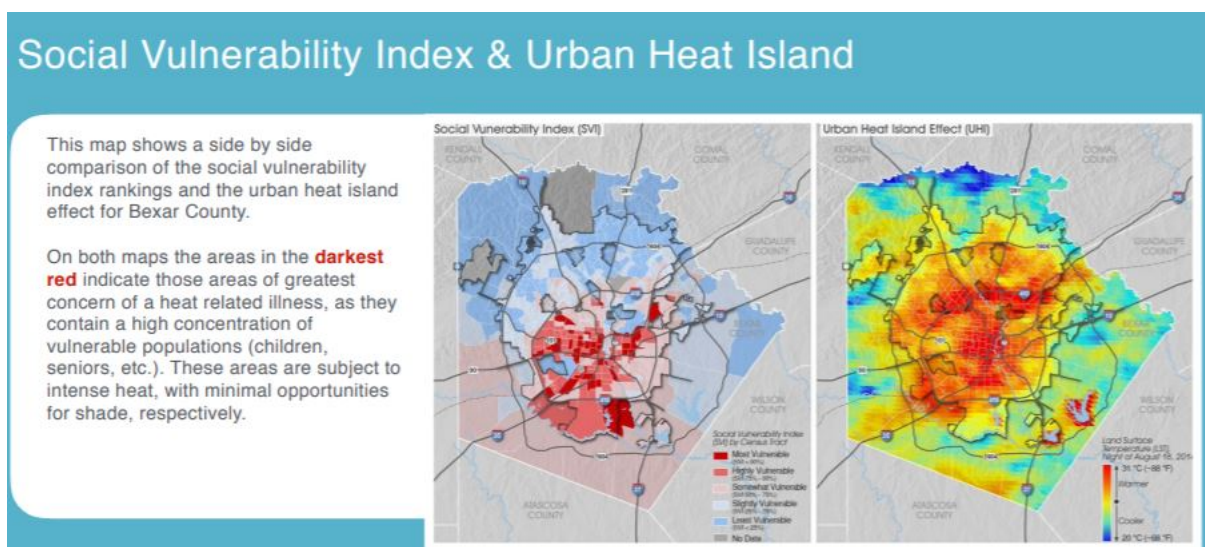
*\*Note:* According to the SA Tomorrow Sustainability Plan, this map was created using the Agency for Toxic Substances and Disease Registry’s Social Vulnerability Index, or SVI9...The SVI combines 14 variables including persons aged 65 and older, persons aged 17 and younger, single parent households with children under 18, minority status, and persons living in group quarters. Dividing the data into five groups, the darker red portions depict the areas of the county at the highest social vulnerability, while the darkest blue portions indicate the least vulnerable portions of the county.

*Data Sources for Narrative:* SA Tomorrow Sustainability Plan (2016), U.S. Census, American Housing Survey 2019

*Data Source for Maps:* SA Tomorrow Sustainability Plan (2016), PolicyMap, [www.policymap.com](http://www.policymap.com)



**Map M1: Social vulnerability level as of 2018**



**Map M2: Social vulnerability index and urban heat island**

## **Additional Analysis - Vulnerability to Extreme Heat**

Regarding “Extreme Heat Impacts to Vulnerable Populations” the SA Tomorrow Sustainability Plan cites the following data:

- Extreme heat can impact the public’s health, particularly for those who are most vulnerable. These impacts are not unfamiliar to the City of San Antonio, which has a long history of dealing with prolonged extreme heat. Extreme heat is identified as a key hazard in the 2015 Hazard Mitigation Plan and the Metropolitan Health District developed a Heat Emergency Response Plan in 2015. The public health effects of exposure to extreme heat are well understood: Increases in heat related morbidity (cramps, rash, exhaustion, fainting, stroke), Increases in heat related mortality (cardiovascular disease, renal failure, respiratory deaths, strokes).
- These conditions are more pronounced among vulnerable populations, which include the elderly (over age 65), children, low income, chronically ill, pregnant, disabled, socially isolated (homeless, homebound), and outdoor workers.
- There are high numbers of people living in the city that may be vulnerable to this increased frequency of extreme heat events. Bexar County has an aging population with residents over the age of 65 accounting for 11.3%, or a total of 209,713 residents and projected to reach 14% of the total population by 2020. This is significant because often people of advanced age can be in declining health, may live on a fixed income, and/or may be isolated from the rest of their community or homebound. Because of this, they are at an increased risk from extreme heat events.
- Children are considered vulnerable to extreme heat events as well. 133,622 residents, or 7.2% of the population, in 2014 were children 5 years and younger. Children spend more time outdoors than adults, often being active, and their body’s surface area makes up a greater proportion of their overall weight as compared to an adult making them more vulnerable to heat exposure.
- Poverty is another indicator of increased vulnerability as it relates to a lack of overall resources to adapt to a changing climate or deal with extreme events. The poverty rate for the city was 9% in 2000 and 19% in 2010 (3% higher than in the entire metropolitan statistical area), implying a growing challenge for the city. Income is unevenly distributed across the city with some parts of the city experiencing extreme poverty (e.g., Eastside and Southeast/Southwest). Further, the number and availability of health access points within certain portions of San Antonio is a challenge. During emergencies, access to healthcare, especially for the poor, can be diminished
- The presence of chronic diseases can increase the risk from extreme heat. The city has been grappling with a high obesity rate among its residents and according to the 2013 Bexar County Community Health Assessment report, “a higher proportion of Bexar County adults (68%) than adults in Texas (65%) were overweight or obese in 2012 (page



58)12.” The rates of diabetes in 2013 for Bexar County are 11.4%, down from 14% in 2010 and similar to the rate in the state of Texas. In 2012, 6% of adults in Bexar County reported having heart disease and “...chronic heart disease accounted for the largest proportion of deaths among Bexar County adults aged 75 and older in 2011 (page 148)”.

- These poor health conditions make residents with chronic disease more vulnerable to extreme heat events. The convergence of these social, economic, and health factors may create enhanced vulnerability to changes in climate, and specifically to extreme heat events.

### **Additional Analysis - Vulnerability to Floods**

Additionally, the SA Tomorrow Sustainability Plan identified Multifamily residences in 100-year floodplain as a Medium Vulnerability. The Plan projects increased severity of flooding events and notes that “people living in multi-family residents [sic], while sometimes part of strong social networks in their communities, generally had lower ‘adaptive capacity’ due to generally lower incomes and less access to transportation than those living in single family homes. The sheer number of people in a single multi-family complex create challenges communicating with and relocating residents during emergency events.”

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City anticipates receiving approximately \$110 million in total grant funding to be available for programs through the four formula grants - Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Hearth Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS Program (HOPWA) - over the next five years.

In developing the FY 2022-2026 Consolidated Plan, the City gathered information through several methods including a review of available housing market data and census data, engagement sessions with local stakeholders, a stakeholder survey, two community engagement meetings, and a community needs survey that received approximately 800 responses. The Consolidated Plan was also informed by other city plans and initiatives including the ForEveryoneHome “Anti-Displacement Agenda for San Antonio” and the Housing Policy Framework. This process formed the strategic plan to identify priority needs for the Consolidated Plan.

The City has identified the following priority needs:

**Priority 1:** Provide Decent Safe Affordable Housing

**Priority 2:** Provide for Special Needs Populations

**Priority 3:** Provide Housing and Supportive Services for Homeless Population

**Priority 4:** Provide Neighborhood Revitalization Efforts

**Priority 5:** Provide Economic Development

These identified Priority Needs served to guide the development of the City’s goals and related activities, which seek to address the Priority Needs. Along with the goals and activities, the City has estimated the amount of HUD funding that will be allocated to each goal along with the Goal Outcome Indicators (GOI), which will be used to track the City’s progress in achieving its goals.

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

### **Geographic Area**

**Table 51 - Geographic Priority Areas**

San Antonio – City Wide

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City seeks to allocate program resources to meet housing needs in equitable distribution within the City limits. The City is committed to taking an equitable approach to our policymaking, service delivery, and distribution of resources to account for the different histories, challenges, and needs of the people we serve.

When investing HUD entitlement funding, the City will seek to prioritize investments that align with the Housing Policy Framework, the Strategic Housing Implementation Plan, the SA Tomorrow Comprehensive Plan, and equitably address the needs of the most vulnerable populations, including those with special needs and those that are homeless.

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

### Priority Needs

Table 52 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Provide Decent Safe Affordable Housing
	<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>	

	<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 positive economic impacts of preserving existing affordable housing and developing new affordable housing units cannot be overstated. As stated in the Housing Policy Framework, “Rising housing costs and stagnating incomes can lead to households spending too much of their income on housing, households having to look elsewhere for housing, and increased transportation costs. The vicious cycle does not, however, stop there. Decreased household discretionary spending (i.e., quality of life expenditures) lowers the Gross Regional Product (GRP) and negatively impacts businesses, which can further depress wages and lead to job loss.” The City will use HUD funding to: rehabilitate existing housing stock to preserve neighborhoods by addressing aging and substandard housing, build new affordable single-family housing to re-establish strong communities, provide homebuyer assistance to make homes affordable and sustainable, develop new affordable rental housing to expand the amount of available affordable rental housing, and further fair housing opportunities.
	<b>Basis for Relative Priority</b>	Respondents to the City’s survey prioritized activities that develop new affordable housing units and help homebuyers purchase new homes. The following activities were most often cited as “very important” activities: (1) building single family homes to sell at an affordable price (72%), (2) building affordable rental housing (69%), (4) helping persons buy their first home (down payment assistance) (68%). Additionally, the Needs Assessment and Market Analysis revealed that the City has a shortage of both for-sale and rental properties that are affordable for low- and moderate-income individuals and households. Nearly a third of owners report being housing cost-burdened (28.5%) and 50.3% of renters report being housing-cost burdened. Regarding rehabilitation needs, when compared to the other MSAs in the State, the San Antonio-New Braunfels MSA’s housing stock is significantly older. Fifty-three (53%) of all housing units were built before 1990. Furthermore, a significant percentage of renter households (28%) and owner households (12%) also reported experiencing at least one of four Severe Housing Problems.
	<b>2 Priority Need Name</b>	Provide for Special Needs Populations
	<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>	
	<b>Associated Goals</b>	2A: Provide Housing and Services for HOPWA 2B: Provide Public Services for Special Needs Populations 2C: Provide Services to Prevent Eviction and Foreclosure 2D: Provide Services to Prevent Homelessness
	<b>Description</b>	Special needs populations are especially vulnerable in disasters such as the COVID-19 pandemic, which has added to the existing financial pressures faced by special needs populations. The City will use HUD funding to: provide housing and services for persons with HIV/AIDS; provide low to moderate income households at risk of eviction or foreclosure with short term rent, mortgage, and utility assistance; provide housing supportive services including housing counseling for foreclosure and eviction prevention and provide affordable childcare, including summer and after school programs.



3	<b>Basis for Relative Priority</b>	<p>Sixty-seven percent (67%) of respondents to the City’s survey stated that providing short-term rental housing assistance to persons who need it is a “very important” activity. It is clear that the COVID-19 pandemic has caused extreme mental stress and emotional turmoil for individual City residents and their family units as they struggle to pay the rent, find affordable childcare, and access high-quality health care. When asked to identify the most important unmet community service need, respondents overwhelmingly identified mental health services as “very important” (87%). Respondents also frequently stated that family violence prevention and counseling services, health care services, youth activities, and childcare were high-priority needs.</p> <p>Additionally, the Needs Assessment and Market Analysis revealed that 50.3% of renters report being housing-cost burdened. Cost-burdens will continue to place a high number of low-income residents at risk of homelessness due to eviction, especially when the federal eviction moratorium expires at the end of July 2021. Individuals living with HIV/AIDS in the City are especially vulnerable to eviction because over half of such individuals have incomes below the federal poverty level.</p>
	<b>Priority Need Name</b>	Provide Housing/Supportive Services for Homeless
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly 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>	
	<b>Associated Goals</b>	3A: Provide Housing & Services for Homeless
	<b>Description</b>	<p>ESG funds are used to provide essential services and operations for emergency shelters and services for the homeless. The services provided will improve housing stability; reduce barriers to finding safe affordable, and positively impact client's ability to remain in stable housing.</p> <p>The City will use HUD funding to: Provide services &amp; housing for people experiencing homelessness and provide services to prevent at risk persons from experiencing homelessness.</p>

4	<b>Basis for Relative Priority</b>	According to the South Alamo Regional Alliance for the Homeless (SARAH) Point-in-Time Count, Bexar County/San Antonio Report (May 2021), stress related to the pandemic may place more families at risk of homelessness: “As the pandemic wears on, nearly 45% of adults in the United States reported that the worry and stress over the virus has negatively impacted their mental health. The mental health trauma likely increases as communities took measures to slow the spread of the virus, such as the closure of schools, businesses, and shelter-in-place orders which causes greater isolation and potential financial distress. All of which can lead to child abuse/neglect and ultimately, homelessness of youth and families (Kamal and Panchal, 2020).” The 2020 PIT Count found 1,658 persons were experiencing sheltered homelessness whereas 1,274 persons were unsheltered. A total of 271 family households were experiencing homelessness. A total of 828 persons (adults and children) composed these households.
	<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 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>	
	<b>Associated Goals</b>	4A: Improve Public Facilities 4B: Improve Public Infrastructure 4C: Eliminate Environmental Hazards & Blight
	<b>Description</b>	In order for the City's affordable housing production and preservation efforts to lead to strong economic growth, the City must also address the overall condition of the neighborhoods where housing activities occur. The City will use HUD funding to: improve public facilities and public infrastructure including streets, streetscapes, sidewalks, drainage, and broadband connectivity; and eliminate environmental hazards and conditions of blight.

5	<b>Basis for Relative Priority</b>	The COVID-19 pandemic has drastically increased the importance of one type of infrastructure: access to high-speed internet. While broadband service is readily available in the City, low- and moderate-income household's ability to access and/or afford these services is limited. In many of the high-poverty census tracts within Loop 410, over 48.48% of households in the census tract did not have broadband, fiber optic or DLS internet subscription.
	<b>Priority Need Name</b>	Provide Economic Development
	<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>	

<b>Associated Goals</b>	5A: Provide Financial Literacy Training
<b>Description</b>	Financial literacy training can help families learn to manage and reduce debt, improve their credit, build their savings, and create a budget. The City will utilize CDBG funds to provide financial literacy training for low-income families.
<b>Basis for Relative Priority</b>	The COVID-19 pandemic has upended the finances of many low-and moderate-income families. The finances of those living in poverty have been severely affected, which has led to decreased savings and increased debt. Census data shows that 14% of families and 17.8% of all people in San Antonio had incomes below the poverty level in the past 12 months. This percentage is higher than the statewide estimate of 11.3% of families and 14.7% of all people living in poverty. When family composition is examined more discretely, families with a female householder and no spouse experienced significantly higher rates of poverty – 28.8% of all such families and 41.1% of female-headed families with young children. Additionally, a higher percentage of persons aged 65 and older were living in poverty in San Antonio (12.8%) when compared to the statewide average of 10.6%.

#### **Narrative (Optional)**



## 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
<b>Tenant Based Rental Assistance (TBRA)</b>	<p>The City will use CDBG funding to provide emergency rental assistance to households affected negatively by the COVID-19 pandemic.</p> <p>With the onset of the COVID-19 health crisis in March 2020, the City had to re-evaluate its priorities to respond to the needs of its most vulnerable citizens impacted by the pandemic. As a result, CDBG funding from delayed, completed, and cancelled activities were reprogrammed to the City’s expanded Emergency Housing Assistance Program to help families impacted by COVID-19 with rent, mortgage, and utility assistance.</p> <p>It is likely that the COVID-19 pandemic may have lingering effects on the City’s economy and workforce needs for years to come. Job losses due to the COVID-19 pandemic are a concern for the City as it pertains to household income. According to the HUD PD&amp;R Housing Market Profile for San Antonio-New Braunfels, “economic contraction in the San Antonio HMA during the past year reversed a decade-long trend of strong nonfarm payroll job growth.” Specifically, “the leisure and hospitality sector led job losses, contracting by 11,900 jobs or 8.5 percent, to 128,200.”</p> <p>If the Retail Trade and Accommodations and Food Services industries do not replace all of the jobs lost during the pandemic, many low- and moderate-income families will continue to experience financial stress. These families will likely continue to need emergency rental assistance until the job market rebounds.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<b>TBRA for Non-Homeless Special Needs</b>	<p>The City will use HOPWA funds to assist persons with HIV/AIDS to find adequate affordable housing.</p> <p>Over half of all Ryan White HIV/AIDS Program clients (53.7%) in 2019 had incomes at or below the federal poverty level while another 13.8% had incomes that ranged between 101-138% of the federal poverty level. Due to the extremely high percentage of Program clients who are living at or below the federal poverty level, individuals living with HIV/AIDS have an acute need for affordable housing. Due to real estate dynamics such as land acquisition costs and construction costs, the real estate market does not produce units with asking rents in the \$300/month range, which is what a single individual living at or below the poverty level would need in order to not be housing cost burdened. Therefore, many Program clients will need direct financial assistance for housing in the form of a voucher or will need to locate a rent-restricted unit in an affordable housing development.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<b>New Unit Production</b>	<p>The City will use HOME funding to support new affordable unit construction.</p> <p>According to PolicyMap data, there are seven housing tax credit projects that are at-risk of losing their affordability. All of the following projects will enter Year 30 in the LIHTC program over the course of the next 9 years. In total, they are currently providing 607 affordable housing units. The City has a shortage of both for-sale and rental properties that are affordable for low- and moderate-income individuals and households. Nearly a third of owners report being housing cost-burdened (28.5%) and 50.3% of renters report being housing-cost burdened. The lack of diversity of housing stock may be one driver of housing affordability, since there are very few townhomes, cottage homes and garden homes.</p> <p>Rental trends indicate that housing costs-burdens are likely to continue to grow as average rents rise at rates that outpace income growth. Specifically, REIS data shows that the average asking rent per unit has risen in the San Antonio market from \$661 in 2006 to \$991 in the first quarter of 2021. The COVID-19 pandemic briefly impacted the steady growth of average asking rents, which saw a decline of 0.2% in both the third and fourth quarters of 2020. However, in the first quarter of 2021, rents resumed their steady increase - 0.1% over the past quarter.</p> <p>Over the same time period, average vacancy rates have remained relatively stable, ranging from a low of 5.3% in 2016 to a high of 7.4% in 2006 (with lone outlier of 10.3% during the recession of 2008-2009). At affordable/LIHTC properties, the average vacancy rate has risen slightly from 3.1% in 2015 to 4.5% at the end of 2020. However, the vacancy rate in market rate apartment communities offering asking rents at the lowest end of the market (average of \$652) is essentially 0% and vacancy rates are only 3% in apartment communities with asking rents that are slightly higher (\$837). The same holds true for affordable/LIHTC properties where the units at the lowest range of restricted rents (\$569) have vacancy rates of 0%.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
	<p>However, according to the U.S. Bureau of Economic Analysis, the per capita personal income (i.e. the area's personal income divided by its population) in the San Antonio-New Braunfels MSA has only grown from \$42,559 in 2014 to \$48,684 in 2019. Additionally, the lack of affordable housing is a primary driver of homelessness. According to the 2021 PIT report, “advocates identify the main cause of homelessness as the lack of affordable housing in Texas (Menchaca, 2019), particularly in Austin, Dallas-Fort Worth, Houston, and San Antonio. These metro areas make up the Urban Triangle that drives Texas population growth.”</p> <p>Similarly, rental inventory could become a problem, which would likely lead to faster growth in rental prices. REIS anticipates that completions of new apartment units will slow down dramatically over the next four years. For example, an average of 4445 apartment units were completed during 2016-2020. However, Moody’s Analytics anticipates the average to drop by half during 2021-2025 (2107 units constructed per year). Developers are focused on the Far West and South markets with 4,030 proposed and planned units under construction in the Far West submarket and 4,767 proposed and planned units under construction in the South submarket.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<b>Rehabilitation</b>	<p>The City will use CDBG and HOME funding to support programs that repair and rehabilitate existing rental and owner-occupied housing.</p> <p>As discussed in the Needs Assessment, when compared to the other MSAs in the State, the San Antonio-New Braunfels MSA's housing stock is significantly older. Fifty-three (53%) of all housing units were built before 1990. When examining age of the housing stock by tenure, a slightly higher percentage of renter-occupied housing units were built before 1990 (56%) as compared to owner-occupied housing units (50%). While an aging rental housing stock often provides access to lower rents for low- and moderate-income households due to the lack the modern amenities, if this housing stock is not maintained appropriately, its condition can deteriorate to the point that the housing provided will no longer be safe and decent. Similarly, where aging owner-occupied housing units are inhabited by low- and moderate-income households, these owners may not be able afford to make major repairs to aging major systems, including the roof, HVAC, plumbing and electrical systems. Thus, without appropriate repairs, these owner-occupied housing units will also degrade to the point that the housing become unsafe or even uninhabitable.</p> <p>As discussed above, the <b><i>Areas where homes were built before 1978 and median incomes are \$41,964 or lower map</i></b> overlays data regarding aging homes and lower median incomes. In the areas of the map that are both shaded in blue and have hashmarks, the median year built for housing units located in the census tract is 1978 or earlier and the median income for the census tract is \$41,964 or lower, which is 80% of the city's median household income. These areas are excellent focus areas for home repair programs, due to the age of the housing stock and the owner's likely inability to invest in significant home repairs.</p>
<b>Acquisition, including preservation</b>	<p>The City may use CDBG and HOME funding for acquisition of land and/or buildings or facilities.</p> <p>The City's aging housing stock may make it necessary for the City to acquire buildings as part of slum and blight removal activities. Eight-point six percent (8.6%) of housing units in the City are vacant.</p>

**Table 53 – Influence of Market Conditions**

## Demographics, Number of Households and Related Maps

### *Summary of Data Insights*

The San Antonio population is 1,508,082 and continues to grow at a steady pace. In fact, according to a 2021 HUD PD&R Housing Market Profile for the San Antonio-New Braunfels MSA, San Antonio was the seventh most populous city in the nation and “had the second largest nationwide population increase among cities, up by 17,250 people, or 1.1 percent, from July 2018 to July 2019.”

By comparing the ***Estimated number of people per square mile between 2015-2019 map*** to the maps that depict the concentration of single person vs. multiple person households, it shows that the Near Westside has relatively high population density (i.e., number of people per square mile) but a relatively lower number of households. Thus, the density appears to be due to larger household sizes, as evidenced by the maps that depict the concentration of 4 or more person households.

The ***Predominant racial or ethnic group between 2013-2017 map*** shows that a significant portion of the City is heavily segregated by race and/or ethnicity. Specifically, the predominant ethnic group in the Near Westside and Southwest areas of the City is Hispanic (more than 90%), while the population of the Far Northside is predominantly non-Hispanic White persons. Additionally, there are several census tracts in the Near Eastside and Far Eastside areas of the City where the predominant racial group is Black/African American persons.

The following maps are used to supplement the analysis of the City’s population:

- **Map A1:** Estimated number of people per square mile between 2015-2019
- **Map A2:** Estimated number of households between 2015-2019
- **Map A3:** Estimated percent of households that are 1-person households between 2015-2019
- **Map A4:** Estimated percent of households that are 2-person households between 2015-2019
- **Map A5:** Estimated percent of households that are 3-person households between 2015-2019
- **Map A6:** Estimated percent of households that are 4 or more person households between 2015-2019 (*Note: This map is shaded to only show those census tracts where the concentration of 4 or more person households is greater than 30%.*)
- **Map A7:** Predominant Racial or Ethnic Group between 2013-2017

*Data Sources for Summary of Data Insights and Key Data:* U.S. Census, American Community Survey 2015-2019; HUD PD&R Housing Market Profile for San Antonio-New Braunfels (as of January 1, 2021); REIS by Moody’s Analytics, San Antonio Apartment Market (June 2021).

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

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

### Introduction

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	13,556,693	1,926,000	0	15,482,693	53,142,236	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reduction from PY 2021 entitlement funds.
<b>HOME</b>	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	5,529,909	2,972,800	0	8,502,709	21,677,244	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reduction from PY 2021 entitlement funds.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>HOPWA</b>	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,295,029	0	0	2,295,029	8,996,512	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reduction from PY 2021 entitlement funds.
<b>ESG</b>	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Street Outreach Transitional housing	1,117,308	0	0	1,117,308	4,379,848	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reduction from PY 2021 entitlement funds.

**Table 54 - 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**

In 2020, the City of San Antonio began work on a Strategic Housing Implementation Plan (SHIP) to actualize strategies presented in the Housing Policy Framework that was adopted by City Council in 2018. This work includes determining timelines, partners, specific action steps *and funding approaches*.

The SHIP will continue the focus on the five large goals of the HPF which include:

- Develop a Coordinated Housing System
- Increase City Investment in Housing with a 10-Year Funding Plan
- Increase Affordable Housing Production, Rehabilitation, and Preservation
- Protect and Promote Neighborhoods
- Ensure Accountability to the Public

In 2021, the City took steps to increase investment in housing by obtaining voter approval of Proposition A, a public purpose bond issuance charter amendment measure, to “allow the city to issue bonds for public purposes and improvements not prohibited by the Texas Constitution or general laws, replacing the existing requirement that bonds be used to construct, acquire, equip, renovate, improve and repair public works.” This amendment will allow the City to issue bonds for affordable housing purposes.

Issuance of bonds for affordable housing purposes will add a significant funding source to the pool of available resources for housing.

Additionally, 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 publicly 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	Ownership	Jurisdiction
South Alamo Regional Alliance for the Homeless	Continuum of care	Homelessness	Jurisdiction

Table 55 - Institutional Delivery Structure

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

The City of San Antonio Department of Human Services Strategic Plan to Respond to Homelessness in San Antonio and Bexar County (December 2020) identified the following strategies for improving the City's homeless response system:

**Recommendation #1: Implement a single collective-impact leadership group** - In response to the COVID-19 pandemic, DHS, the South Alamo Regional Alliance for the Homeless (SARAH), and Haven for Hope leadership began meeting daily to coordinate an emergency response to prevent the spread of COVID-19 in congregate shelters and among the unsheltered homeless population. Additionally, DHS, the Bexar County Department of Economic and Community Development, and SARAH coordinated to effectively braid our separate CARES Act allocations.

**Recommendation #2: Support development of service-enriched housing options** - The Homeless Strategic Plan's recommendation for a Housing Implementation Team calls for an analysis of housing needs by type and integration with social services. This work is already largely being done through the ongoing Strategic Housing Implementation Plan (SHIP) process led by the Neighborhood and Housing Services Department (NHSD). DHS, as well as SARAH, San Antonio Housing Authority, and a wide range of private, nonprofit, and government partners, participate in the SHIP development and will continue to work with NHSD to align the two plans. The SHIP includes a committee focused on better connecting housing development with social services delivery, and service-enriched housing development could be a key component of the final plan.

**Recommendation #3: Increase capacity and coordination of street outreach through increased investment, improved structure, and expansion of homeless outreach clinician pilot programs** - Through the COVID-19 Recovery and Resiliency Plan and the Fiscal Year 2021 Adopted Budget, City Council approved the addition of 11 outreach specialists and 11 paid social work interns to provide targeted outreach in all 10 council districts and downtown. Additionally, in July, DHS

convened homeless outreach workers from multiple agencies and shelter operations to develop consistent community outreach and shelter access protocols.

Additional recommendations are included in narrative responding to the last question in this section.

**Availability of services targeted to homeless persons and 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 56 - 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)**

According to the Strategic Plan to Respond to Homelessness in San Antonio and Bexar County:

Haven for Hope is the largest homeless service provider in San Antonio and offers several levels of shelter and housing for men, women, and families, along with supportive services to

residents. The campus also includes employment, education, life skills training, legal services, health care, childcare, and mental health and substance use services.

Since the opening of the campus in April 2010, Haven for Hope has helped almost 13,000 individuals transition from homelessness to permanent or supportive housing.

Haven for Hope also operates the Courtyard, which offers a safe-sleeping environment where persons experiencing homelessness can access case management, mental health services, and resources to meet their basic needs. To meet the needs of individuals residing in the Courtyard and members of the transformational campus, Haven for Hope partners with 184 partner organizations that provide over 300 services, including:

- 71 campus partners who provide regular services on campus. 25 of these partners have offices on campus and 11 are universities.
- 83 referral partners who provide services to Haven members at their own sites.
- 30 community partners with whom Haven has a strong relationship, including the South Alamo Regional Alliance for the Homeless (SARAH), Southwest Texas Regional Advisory Council (STRAC), Emergency Medical Services (EMS), and school districts.

Regarding individuals living with HIV/AIDs, the San Antonio AIDS Foundation, per its website, “provides a continuum of care to low-income HIV-positive men, women and transgender individuals. Our services include resource and benefits assistance, case management, mental health counseling, medical care, pharmacy services, housing, and a year-round hot meal program. We offer onsite and mobile testing for HIV and STDs, as well as HIV prevention education presentations in local public schools, at colleges and universities, adult probation facilities and teen detention programs.”

Additionally, per its website, the Alamo Area Resource Center, utilizes “the John Hopkins model of HIV Care, an integrated approach to treatment has proven effective due to the complexity of the patient population which is especially vulnerable to drop out from either social services care, medical treatment or both. To this end, a “single point of care” model was developed to maintain treatment engagement. The AARC wrap-around care model includes medical providers, psychiatrists, social workers, mental health counselors, housing specialists, and supportive services on-site.” B.E.A.T Aids, a third organization, offers prevention services, mental health and substance abuse services, and Medical Adherence for those living with HIV, among other services.

**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 City of San Antonio Department of Human Services Strategic Plan to Respond to Homelessness in San Antonio and Bexar County (December 2020) identified the following opportunities for improvement in the City's homeless response system:

***THEME #1: NEED FOR MORE HOUSING AND SERVICES***

Stakeholders identified the need for a more robust continuum of shelter, housing and services for persons experiencing homelessness, ranging from prevention to permanent and affordable housing options. Stakeholders also expressed the importance of new and expanded housing and service options reflecting local realities and needs, such as rising rents and limited affordable housing stock.

***THEME #2: LARGE UNSHELTERED HOMELESS POPULATION***

Unsheltered homelessness was one of the predominant themes that emerged from meetings with stakeholders, including concerns regarding unsheltered homelessness in the Downtown District, encampments, and vehicular homelessness. Stakeholders expressed concerns for health and safety of people residing in unsheltered situations, as well as for neighbors, tourists, and local industries that are impacted by unsheltered homelessness as well.

***THEME #3: LIMITED COORDINATION AND COMMUNICATION***

Stakeholders identified a need for increased coordination and communication at the community, provider, and systems levels. Stakeholder meetings revealed a wealth of information, resources and opportunities that exist in San Antonio to address homelessness, but that knowledge of these resources was often not shared among all relevant stakeholders including clients and the public. Homeless service providers, including those in the faith-based community, also expressed a desire for improved coordination between organizations to avoid duplication of services and improve cross-agency referrals.

***THEME #4: NEED FOR CROSS-SYSTEM PARTNERSHIPS***

On-site meetings brought together key stakeholders from outside the homeless response system that work with persons experiencing homelessness, including faith-based organizations, the criminal justice system, health care providers, and local business sectors such as the tourism & hospitality industry. Universally, these stakeholders expressed a desire to play a more substantial role in efforts to prevent and end homelessness in San Antonio.

***THEME #5: NEED FOR ADDITIONAL FUNDING***

Several stakeholders expressed concern that more funding will be needed to support the development of new shelter, permanent supportive housing, affordable housing, and supportive services. Stakeholders also felt that there is a lack of flexible funding available in San Antonio to develop new, innovative interventions that reflect the reality of homelessness and housing in the City. Additionally, stakeholders expressed concern over whether existing funds are being utilized to the best of their ability.

***THEME #6: ADJUSTING RESPONSES FOR UNIQUE GROUPS EXPERIENCING HOMELESSNESS***

Across on-site meetings, stakeholders expressed the need for distinct interventions and strategies to address the needs of specific subpopulation of persons experiencing homelessness in San Antonio. Populations of focus include seniors, persons with histories of criminal justice involvement, survivors of domestic violence, and youth.

**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**

The City continues to work in collaboration with multiple public and private entities including San Antonio Housing Authority, South Alamo Regional Alliance for the Homeless (SARAH), public service agencies and affordable housing providers to 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 Neighborhood and Housing Services Department and the Department of Human Services. The City and its partners will continue to work together toward service-enriched housing development in the City of San Antonio's upcoming 2022 bond program, the Strategic Housing Implementation Plan (Housing Policy Framework), and the Strategic Plan to Respond to Homelessness.



## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A: Rehabilitate Existing Housing Stock	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: \$31,260,271 HOME: \$9,962,709	Homeowner Housing Rehabilitated: 639 Household Housing Unit
2	1B: Development of New Housing for Ownership	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: 4,900,000 HOME: \$5,000,000	Homeowner Housing Added: 168 Household Housing Unit
3	1C: Provide homebuyer assistance	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	HOME: \$1,375,000	Direct Financial Assistance to Homebuyers: 70 Households Assisted
4	1D: Develop New Affordable Rental Housing	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: 9,000,000 HOME: \$7,800,000	Rental units constructed: 352 Household Housing Unit
5	1E: Further Fair Housing Opportunities	2021	2025	Affordable Housing Homeless		Provide Decent Safe Affordable Housing	CDBG: \$1,750,000	Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	2A: Provide Housing and Services for HOPWA	2021	2025	Non-Homeless Special Needs		Provide for Special Needs Populations	HOPWA: \$10,990,808	Public service activities other than Low/Moderate Income Housing Benefit: 4,780 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 375 Beds  HIV/AIDS Housing Operations: 555 Household Housing Unit
7	2B: Provide Public Services for Special Needs Populations	2021	2025	Non-Housing Community Development		Provide for Special Needs Populations	CDBG: \$1,747,422	Public service activities other than Low/Moderate Income Housing Benefit: 11500 Persons Assisted
8	2C: Prevent Eviction and Foreclosure	2021	2025	Non-Housing Community Development		Provide for Special Needs Populations	CDBG: \$3,850,000	Public service activities other than Low/Moderate Income Housing Benefit:  1250 Persons Assisted
9	2D: Provide Services to Prevent Homelessness	2021	2025	Homeless		Provide for Special Needs Populations Provide Housing/Supportive Services for Homeless	CDBG: \$2,000,000	Homelessness Prevention: 1300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	3A: Provide Housing & Services for Homeless	2021	2025	Homeless		Provide Housing/Supportive Services for Homeless	ESG: \$5,234,873	Homeless Person Overnight Shelter: 15000 Persons Assisted  Homeless Outreach: 1500 Persons Assisted  Tenant Based Rental Assistance Rapid Rehousing: 415 Persons Assisted
11	4A: Improve Public Facilities	2021	2025	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,000
12	4B: Improve Public Infrastructure	2021	2025	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
13	4C: Eliminate Environmental Hazards & Blight	2021	2025	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$500,000	Brownfield acres remediated: 5 Acre  Housing Code Enforcement/Foreclosed Property Care: 4,000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	5A: Provide Financial Literacy Training	2021	2025	Non-Housing Community Development		Provide Economic Development	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 2000 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> <p>Rehabilitation of existing rental units</p> <p>Rehabilitation of existing owner-occupied unit</p>
2	<b>Goal Name</b>	1B: Development of New Housing for Ownership
	<b>Goal Description</b>	The City will provide CDBG and 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 CDBG and HOME funds to meet the overwhelming demand 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, provide mortgage foreclosure and eviction prevention counseling, provide rental and mortgage assistance, and educate both residents and landlords about their responsibilities and rights.
6	<b>Goal Name</b>	2A: Provide Housing and Services for HOPWA
	<b>Goal Description</b>	HOPWA: Housing and supportive services for persons with HIV/AIDS
7	<b>Goal Name</b>	2B: Provide Public Services for Special Needs Populations
	<b>Goal Description</b>	CDBG funds will be used to provide structured youth programs and childcare access opportunities during summer months.
8	<b>Goal Name</b>	2C: Provide Services to Prevent Eviction and Foreclosure
	<b>Goal Description</b>	CDBG funds will be used to provide rental, mortgage, and utility assistance to prevent eviction and foreclosure.
9	<b>Goal Name</b>	2D: Provide Services to Prevent Homelessness
	<b>Goal Description</b>	CDBG funds will be used to provide services to prevent at-risk persons from becoming homeless.
10	<b>Goal Name</b>	3A: Provide Housing & Services for Homeless
	<b>Goal Description</b>	ESG funds will be used to provide homeless shelter and related services.
11	<b>Goal Name</b>	4A: Improve Public Facilities

	<b>Goal Description</b>	Build/ Improve public facilities to increase neighborhood revitalization CDBG funds for: Public facility improvements
<b>12</b>	<b>Goal Name</b>	4B: Improve Public Infrastructure
	<b>Goal Description</b>	Build/improve infrastructure: streets, sidewalks, and drainage; water and sewer lines utilizing CDBG funds for:  <ul style="list-style-type: none"> <li>- Public Facilities and Improvements (General)</li> <li>- Flood Drainage Improvements</li> <li>- Water/Sewer Improvements</li> <li>- Street Improvements</li> </ul> and Sidewalks
<b>13</b>	<b>Goal Name</b>	4C: 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>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.

**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 91.315(b)(2)**

Over a five-year period, the City estimates it will provide 590 affordable housing opportunities for both rental 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**

SAHA is in the midst of implementing its new strategic plan and is engaging its residents to provide feedback on implementation, including through an online survey. Additionally, according to its website, in January 2021, SAHA hosted an all-day virtual housing symposium that “featured discussions on the housing crisis and opportunities to engage community stakeholders to expand partnerships to develop innovative solutions.”

Additionally, as noted in the 2020 CAPER, “The San Antonio Housing Authority's (SAHA) offers the Family Self Sufficiency Program for residents of Public Housing and the Housing Choice Voucher Program, to provide residents with the resources needed to overcome barriers to self-sufficiency. The Family Self-Sufficiency (FSS) program is an integral part of SAHA’s Moving to Work Program. To date, the program has provided more than 600 participants the referrals and resources needed to achieve economic self-sufficiency. The FSS program is a voluntary five-year engagement that provides participants the tools to obtain and maintain socio-economic self-sufficiency. Case managers meet one-on-one with participants to identify barriers to self-sufficiency and then work with residents and community partners on a comprehensive self-sufficiency plan to attain proposed goals and secure needed resources. Upon successful completion of the five-year contract with the Housing Authority participants are awarded an escrow check that can be used towards the down payment of a home. The Money Smart Classes offered as part of the FSS curriculum include topics such as borrowing basics, pay yourself first, banking services, budgeting, repairing your credit and homeownership.”

### **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**

As identified in San Antonio's Housing Policy Framework published in August 2018, there are several public policies, local processes, and public sentiment that serve as barriers to affordable housing. They were identified as follows along with proposed strategies (quoted verbatim):

An expansion of housing supply is facilitated not only through greater funding and incentives, but through greater production and administrative efficiencies. Some of the most entrenched barriers to affordable housing, however, are not only buried deep within a city's regulatory environment, but also within opposition to development and/or additional density. Ironically, it is the addition of density, particularly in environments where either land supply is constrained or land costs are increasing, that should be leveraged to achieve greater affordability. It is zoning processes that often lead to less density.

Minimum lot sizes, minimum home sizes, maximum densities, street minimum rights-of-way, exclusionary zoning, and the lack of provisions for accessory dwelling units (ADU) create significant land use development barriers. Regulatory barriers can also extend development review time that increases the cost and risk associated with any development. That is, even developers seeking to create or preserve affordable housing face risks and uncertainties associated with regulation and development review that materially impact development costs. Where the City can, it should seek to reduce the uncertainty and risks associated with these elements.

As such, it is recommended that the Mayor/City Council establish an ad hoc advisory group called the Technical Working Group (TWG) on Removing Barriers to the Production and Preservation of Affordable Housing, composed of informed community members that represent diverse neighborhoods as well as experts with specific technical knowledge in development, zoning, and regulation. Such a TWG would be advised by City staff, but City staff would not serve as members. The group would be tasked with revisions to San Antonio's Unified Development Code (UDC).

Additionally, it is recommended that the Mayor/City Council create a committee to coordinate a community driven and inclusive public process to develop the vision, goals, and criteria for enabling Form Based Code and By Right Zoning for affordable housing.

According to the Form-Based Codes Institute, by-right zoning is critically important to increasing housing affordability at all levels of the housing spectrum. To accomplish this, conventional zoning codes should be updated to form-based codes (FBC) that effectively prescribe the outcome desired by the community. FBCs regulate the form of the buildings in a prescriptive manner and at a sufficient level of detail so that the outcome is predictable. This means that the conventional design review process is unnecessary, enabling by-right review. To accomplish this, communities should: 1) create a detailed community vision; 2) write prescriptive regulations; and 3) enable a by-right approval process.

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

The Neighborhood and Housing Services Department (NHSD) is responsible for overseeing the implementation of San Antonio's Housing Policy Framework accepted by City Council in 2018, which is a vision for meeting San Antonio's affordable housing needs. One of the recommendations included in the Housing Policy Framework is to review and provide recommendations to the City's Unified Development Code that removes barriers to the development and preservation of affordable housing. This effort is undertaken by a Removing Barriers Committee of architects, neighborhood associations, City staff and community stakeholders. NHSD staff is overseeing this effort which began in summer 2019 and was expected to conclude in summer 2020 but has been delayed due to COVID-19. The committee is examining City policies related to regulatory cost burden, barriers to accessory dwelling unit development, and other policies related to zoning, codes, and fees.

Additionally, in May 2021, two important pieces of legislation were passed by San Antonio voters and the City Council, respectively:

- Voters approved Proposition A, a public purpose bond issuance charter amendment measure, to “allow the city to issue bonds for public purposes and improvements not prohibited by the Texas Constitution or general laws, replacing the existing requirement that bonds be used to construct, acquire, equip, renovate, improve and repair public works.” This amendment will allow the City to issue bonds for affordable housing purposes.
- The San Antonio City Council approved a source of income discrimination ordinance that prohibits developers who receive taxpayer funds or other public resources as incentives for the development of affordable housing from refusing to lease to a family or individual solely because the provable and legal source of income from which their rent will be paid includes funding from a federal housing assistance program, federal housing voucher or federal housing choice voucher. The ordinance acknowledged that some residents in the city of San Antonio that are awarded federal housing vouchers to assist them in finding housing, cannot secure housing because the rents on the available unit exceed the maximum rent allowable by the Housing Authorities and/or the housing providers choosing not to participate in a voluntary Federal Housing Program and therefore do not acknowledge housing vouchers as a source of income to pay rent.

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

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

As discussed in **SP-40**, the City of San Antonio Department of Human Services, Strategic Plan to Respond to Homelessness in San Antonio and Bexar County (December 2020) identified numerous opportunities for improvement in the City's homeless response system, along with recommendations for improvement. Recommendation 3 addressed outreach, especially to unsheltered persons. As noted below, the City has already started working to implement this recommendation:

***Recommendation #3: Increase capacity and coordination of street outreach through increased investment, improved structure, and expansion of homeless outreach clinician pilot programs.***

Through the COVID-19 Recovery and Resiliency Plan and the Fiscal Year 2021 Adopted Budget, City Council approved the addition of 11 outreach specialists and 11 paid social work interns to provide targeted outreach in all 10 council districts and downtown. Additionally, in July, DHS convened homeless outreach workers from multiple agencies and shelter operations to develop consistent community outreach and shelter access protocols. Facilitated by Homebase, the protocols include implementation of new Outreach Grid software across the system and integration of the I.D. Recovery Program – now led by DHS with support from the Office of the City Clerk and SAPD.

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

The Strategic Plan to Respond to Homelessness identified a need for increased coordination and communication at the community, provider, and systems levels in order to provide better resources and outcomes for homeless persons needing emergency and transitional housing services. This need was “corroborated by HMIS data, which show that individuals frequently cycle between the Haven for Hope Courtyard and street outreach without being connected to higher levels of shelter, services, or case management, particularly for clients with behavioral health needs. Additionally, the COVID-19 crisis in 2020 has demonstrated the need for organizations to be able to respond quickly and in a coordinated includes one Outcome Measure that specifically speaks to addressing the emergency and transitional housing needs of homeless persons.”

The Outcome Measure that related to this need is as follows: “Increase number of units on Housing Inventory Chart (HIC) by 15%, including increases in units appropriate for families and those experiencing chronic homelessness. This is inclusive of emergency shelter beds and transitional housing units.”

In this Consolidated Plan, the city has identified “Provide Housing and Supportive Services for Homeless Population” as its Priority Need #3. The City plans to use ESG funds to provide

essential services and operations for emergency shelters and services for the homeless. The services provided will improve housing stability; reduce barriers to finding safe, affordable housing; and positively impact clients' ability to remain in stable housing.

**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 Strategic Plan to Respond to Homelessness also included a recommendation related to the permanent housing needs of homeless persons. As noted below, the City has already started working to implement this recommendation:

***Recommendation #5: Develop detailed prioritization policies and targeted interventions to most effectively connect persons experiencing unsheltered homelessness to stable housing.***

SARAH has begun a review of the SAHomelink coordinated entry process, which prioritizes individuals for permanent housing placement. DHS and Bexar County co-chair the Coordinated Entry Advisory Board, which leads policy and prioritization of individuals for subsidized permanent housing placement. Low-barrier temporary living options come with zoning and cost considerations when other shelter options and capacity are available in the community. Staff continue to work with existing shelter operators to provide low-barrier, safe sleeping, and shelter options. DHS is also working with SARAH, SAMMinistries, and Haven for Hope to develop better shelter options for high-need clients who may not thrive in an existing shelter environment (e.g., cannot meet activities of daily living).

**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**

In this Consolidated Plan, the city has identified "Provide for Special Needs Populations" as its Priority Need #2. The City plans to use CDBG funds to provide low to moderate income households at risk of eviction or foreclosure with short term rent, mortgage, and utility assistance; provide housing supportive services including housing counseling for foreclosure and eviction prevention; and provide affordable childcare, including summer and after school programs, that will help support individual and families with children as the return to work.

Additionally, the City, through its Department of Humans Services, will continue to provide low-income families and individuals with the support they need to move toward better jobs and financial self-sufficiency. Per the DHA website, "Through combined federal (Community Services Block Grant), utility (CPS Energy and SAWS), and general fund dollars, the Department

of Human Services' Family Assistance Division provides help to families in San Antonio and Bexar County that are seeking to meet basic needs. Services include utility assistance and financial counseling. Eligible residents may also qualify for free Volunteer Income Tax Assistance (VITA) preparation and tuition assistance/intensive case management for those aiming for better employment."

## **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 City takes actions to address LBP hazards and increase access to housing without LBP hazards through its Green and Healthy Homes Program (SAGHH). The SAGHH program provides assistance to owners and landlords of residential properties (both single-family and multifamily) built prior to 1978 homes and occupied by low-income families that include a child age 5 or under who resides in the home or spends at least 6 hours per week in the home. The SAGHH program is working to prevent and correct housing related health and safety hazards, such as lead-based paint, mold, household asthma triggers and fire hazards.

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

Due to the income-targeting associated with the program, along with the fact that prevention and correction services are available to both residents of single-family and multifamily properties, the actions listed above seek to address areas numerous census tracts in the City are marked as “High Risk,” of lead exposure according to PolicyMap’s Lead Risk Index that takes into account risk factors for lead exposure including age of housing stock and area poverty rate.

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

The City’s Neighborhood Housing and Services Department publishes and regularly updates the Program Policies for HUD-Funded Affordable Housing Activities manual, which includes Appendix F (Lead Based Paint Requirements). For HUD-funded rehabilitation activities carried out under a City housing program, the City requires that lead hazard evaluation and reduction activities be carried out for all properties constructed before 1978.



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

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

In 2019, the City's Human Services Department and Metropolitan Health District published the Status of Poverty Report.

The report recognized that the City makes significant investments in a range of programs designed to “mitigate barriers and challenges to social and economic mobility in San Antonio.” Specifically, “in Fiscal Year 2020, the City invested roughly \$454.4 million in Local, State and Federal resources...The bulk of that funding supports education and skills development programs (\$149 M) followed by Transportation (\$128 M), Employment (\$73.4 M), Homelessness (\$36.1 M), Housing (\$29.3 M), Health (28.2 M), Asset Building/Financial Empowerment (\$6.1 M), Business/ Entrepreneurship (\$2.7 M), and Income Stability (\$1.5 M) programs.”

The report also detailed a series of policy recommendations that focused on “identifying prevention and intervention practices that will address the root causes of poverty in San Antonio while also improving social and economic mobility for families.” Some of these recommendations are listed verbatim below.

1. Promote and invest in inclusion and equity. Consider investments that increase equitable access to asset-building services and resources. Future work on access to asset-building services should focus efforts on high-need zip codes.
2. Expand investments in existing asset-building hubs (i.e., Financial Empowerment Centers) to play a greater role in coordinating access to the network of service providers and “warm handoffs” to services for families in need.
3. Invest in referral system technology to streamline referral processes across asset-building and safety-net service providers. The system should align with service provider capacity and prioritize efficiency and a positive end user experience.
4. Nurture peer learning, knowledge, and innovation. Leverage the convening power of City and philanthropy to provide ongoing learning about emerging asset-building topics, trends, and innovations. Bring asset-building organizations together with public, nonprofit, and faith-based service providers to develop a common understanding of asset-building and best practices for integrating safety-net services.
5. Invest in the expansion of programs that offer wrap-around financial supports for single mothers attending nonprofit job-training or higher education programs.
6. Invest in workforce training supports that lead to higher-paying and in demand jobs.
7. Invest in legal services for debt claim and eviction cases to ensure fair outcomes for low-income San Antonio families.

8. Invest in the expansion of financial coaching/counseling. Support the development of additional partnerships with financial services providers, to connect coaching clients to low-cost financial services to support long-term credit and asset building.
9. Expand availability and access to low-cost financial products and services. Coordinate city services with asset-building providers to engage local banks, credit unions and Community Development Financial Institutions to expand low-cost financial products in areas dominated by high-cost subprime services. These products could focus on access to low-cost short-term credit, vehicle loans, credit-building, and building emergency and long-term savings.

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

Several of the recommended interventions described in this report are already being implemented by the City of San Antonio. In addition, the City has laid out a 10-year affordable housing production plan in the Housing Policy Framework and the City will continue to allocate and leverage funds to development and preserve affordable housing.

## **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.

The Neighborhood and Housing Services Department's procurement process is conducted in coordination with the City's Finance and Purchasing Department which encourages and promotes participation of small, minority, and women-owned businesses in the City's bidding and solicitation opportunities. The City also has a Small Business Economic Development Advocacy Program dedicated to serving small, minority, and women owned businesses. Where applicable, the City will invoke a waiver of using local preference points in procurements utilizing federal funds.

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	13,556,693	1,926,000	0	15,482,693	53,142,236	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reduction from PY 2021 entitlement funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>HOME</b>	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	5,529,909	2,972,800	0	8,502,709	21,677,244	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reduction from PY 2021 entitlement funds.
<b>HOPWA</b>	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,295,029	0	0	2,295,029	8,996,512	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reduction from PY 2021 entitlement funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing Street Outreach	1,117,308	0	0	1,117,308	5,497,156	Funds include entitlement and projected Program Income. Con Plan amounts are based on 2% reduction from PY 2021 entitlement funds.

Table 58 - 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**

In 2020, the City of San Antonio began work on a Strategic Housing Implementation Plan (SHIP) to actualize strategies presented in the Housing Policy Framework that was adopted by City Council in 2018. This work includes determining timelines, partners, specific action steps *and funding approaches*.

The SHIP will continue the focus on the five large goals of the HPF which include:

- Develop a Coordinated Housing System
- *Increase City Investment in Housing with a 10-Year Funding Plan*
- Increase Affordable Housing Production, Rehabilitation, and Preservation
- Protect and Promote Neighborhoods

- Ensure Accountability to the Public

In 2021, the City took steps to increase investment in housing by obtaining voter approval of Proposition A, a public purpose bond issuance charter amendment measure, to “allow the city to issue bonds for public purposes and improvements not prohibited by the Texas Constitution or general laws, replacing the existing requirement that bonds be used to construct, acquire, equip, renovate, improve and repair public works.” This amendment will allow the City to issue bonds for affordable housing purposes.

Issuance of bonds for affordable housing purposes will add a significant funding source to the pool of available resources for housing.

Additionally, 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 publicly 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.

#### **Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A: Rehabilitate Existing Housing Stock	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: \$8,460,271 HOME: \$1,962,709	Homeowner Housing Rehabilitated: 147 Household Housing Unit
2	1B: Development of New Housing for Ownership	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: 900,000 HOME: \$2,775,000,000	Homeowner Housing Added: 52 Household Housing Unit
3	1C: Provide homebuyer assistance	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	HOME: \$275,000	Direct Financial Assistance to Homebuyers: 14 Households Assisted
4	1D: Develop New Affordable Rental Housing	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: 1,000,000 HOME: \$3,000,000	Rental units constructed: 52 Household Housing Unit
5	1E: Further Fair Housing Opportunities	2021	2025	Affordable Housing Homeless		Provide Decent Safe Affordable Housing	CDBG: \$350,000	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	2A: Provide Housing and Services for HOPWA	2021	2025	Non-Homeless Special Needs		Provide for Special Needs Populations	HOPWA: \$2,233,904	Public service activities other than Low/Moderate Income Housing Benefit: 956 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 75 Beds  HIV/AIDS Housing Operations: 111 Household Housing Unit
7	2B: Provide Public Services for Special Needs Populations	2021	2025	Non-Housing Community Development		Provide for Special Needs Populations	CDBG: \$347,422,	Public service activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted
8	2C: Prevent Eviction and Foreclosure	2021	2025	Non-Housing Community Development		Provide for Special Needs Populations	CDBG: \$1,050,000	Public service activities other than Low/Moderate Income Housing Benefit:  250 Persons Assisted
9	2D: Provide Services to Prevent Homelessness	2021	2025	Homeless		Provide for Special Needs Populations Provide Housing/Supportive Services for Homeless	CDBG: \$400,000	Homelessness Prevention: 205 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	3A: Provide Housing & Services for Homeless	2021	2025	Homeless		Provide Housing/Supportive Services for Homeless	ESG: \$1,063,941	Homeless Person Overnight Shelter: 3000 Persons Assisted  Homeless Outreach: 300 Persons Assisted  Tenant Based Rental Assistance Rapid Rehousing: 83 Persons Assisted
11	4C: Eliminate Environmental Hazards & Blight	2021	2025	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: \$125,000	Housing Code Enforcement/Foreclosed Property Care: 1,000 Household Housing Unit
12	5A: Provide Financial Literacy Training	2021	2025	Non-Housing Community Development		Provide Economic Development	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

**Table 59 – 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> <p>Rehabilitation of existing rental units</p> <p>Rehabilitation of existing owner-occupied unit</p>
2	<b>Goal Name</b>	1B: Development of New Housing for Ownership
	<b>Goal Description</b>	The City will provide CDBG and 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 CDBG and HOME funds to meet the overwhelming demand 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, provide mortgage foreclosure and eviction prevention counseling, provide rental and mortgage assistance, and educate both residents and landlords about their responsibilities and rights.
6	<b>Goal Name</b>	2A: Provide Housing and Services for HOPWA
	<b>Goal Description</b>	HOPWA: Housing and supportive services for persons with HIV/AIDS
7	<b>Goal Name</b>	2B: Provide Public Services for Special Needs Populations
	<b>Goal Description</b>	CDBG funds will be used to provide structured youth programs and childcare access opportunities during summer months.
8	<b>Goal Name</b>	2C: Provide Services to Prevent Eviction and Foreclosure
	<b>Goal Description</b>	CDBG funds will be used to provide rental, mortgage, and utility assistance to prevent eviction and foreclosure.
9	<b>Goal Name</b>	2D: Provide Services to Prevent Homelessness
	<b>Goal Description</b>	CDBG funds will be used to provide services to prevent at-risk persons from becoming homeless.
10	<b>Goal Name</b>	3A: Provide Housing & Services for Homeless
	<b>Goal Description</b>	ESG funds will be used to provide homeless shelter and related services.
11	<b>Goal Name</b>	4A: Improve Public Facilities

	<b>Goal Description</b>	Build/ Improve public facilities to increase neighborhood revitalization CDBG funds for: Public facility improvements
<b>12</b>	<b>Goal Name</b>	4B: Improve Public Infrastructure
	<b>Goal Description</b>	Build/improve infrastructure: streets, sidewalks, and drainage; water and sewer lines utilizing CDBG funds for:  <ul style="list-style-type: none"> <li>- Public Facilities and Improvements (General)</li> <li>- Flood Drainage Improvements</li> <li>- Water/Sewer Improvements</li> <li>- Street Improvements</li> </ul> and Sidewalks
<b>13</b>	<b>Goal Name</b>	4C: 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>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.



Below are an estimated number of extremely low-income, low-income and moderate-income families the City will be assisting:

- 52 households at or below 60% of area median income with affordable rental housing.
- 14 households at or below 80% of area median income with homebuyer assistance.
- 52 households at or below 80% of area median income with affordable housing for ownership.
- 147 households at or below 80% of area median income with owner occupied rehabilitation/reconstruction or minor repair.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This section provides details on the planned projects for FY 2022.

#### Projects

#	Project Name
1	CDBG: Grant Administration and Planning
2	CDBG: Housing Delivery
3	CDBG: Fair Housing Activities
4	CDBG: Single Family Rehabilitation Activities
5	CDBG: Minor Repair Activities
6	CDBG: Activities in Support of Affordable Rental Housing Development
7	CDBG: Activities in Support of Affordable Homeownership Housing Development
8	CDBG: Code Enforcement Activities
9	CDBG: Public Services – Emergency Housing Assistance Program
10	CDBG: Public Services – Parks and Recreation Programs
11	CDBG: Public Service Activities – Housing Support Services
12	CDBG: Financial Education Program
13	HOME: Grant Administration
14	HOME: Single Family Rehabilitation and Reconstruction
15	HOME: Rental Housing Development
16	HOME: Homeownership Housing Development
17	HOME: Homebuyer Incentive Program
18	HOME: CHDO Operating Expense
19	HOPWA: Housing and Supportive Services
20	HESG: Program and Services

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

The City seeks to allocate program resources to meet housing needs in equitable distribution within the City limits. The City is committed to taking an equitable approach to our policymaking, service delivery, and distribution of resources to account for the different histories, challenges, and needs of the people we serve.

When investing HUD entitlement funding, the City will seek to prioritize investments that align with the Housing Policy Framework, the Strategic Housing Implementation Plan, the SA Tomorrow Comprehensive Plan, and equitably address the needs of the most vulnerable populations, including those with special needs and those that are homeless.

## AP-38 Project Summary

### Project Summary Information

**Table 60 – Project Summary**

<b>1</b>	<b>Project Name</b>	CDBG: Administration and Planning
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	NA
	<b>Needs Addressed</b>	NA
	<b>Funding</b>	CDBG: \$2,650,000
	<b>Description</b>	CDBG funds will be utilized to partially or fully fund 24 positions in the Neighborhood and Housing Services Department (NHSD), Finance Shared-Services (FSS), and the City Attorney's Office (CAO). This project is subject to the CDBG 20% administrative cap. This includes administrative costs and planning activities.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	NA
<b>2</b>	<b>Project Name</b>	CDBG: Housing Delivery
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	NA
	<b>Needs Addressed</b>	NA
	<b>Funding</b>	CDBG: \$551,990
	<b>Description</b>	CDBG funds will be used to fully fund the administrative costs of seven positions that support the delivery of the City's Green and Healthy Homes Initiative, Minor Repair and the Owner-Occupied Rehabilitation/Reconstruction Program.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	NA
<b>3</b>	<b>Project Name</b>	CDBG: Fair Housing Activities

	<b>Target Area</b>	NA
	<b>Goals Supported</b>	1E: Further Fair Housing Opportunities
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$350,000
	<b>Description</b>	CDBG funds will be utilized for personnel and administrative costs for five positions that deliver the City's Fair Housing Program. This program promotes activities on asset retention by addressing unique problems of tenant/landlord mediation issues to include lease disputes such as illegal eviction, lockout, utility shut off, and improper seizure of property. The program offers information and education, especially to the disabled and elderly community, through outreach presentations and classes. In addition, this program assists with Housing Counseling services to address mortgage delinquency and avoid homelessness through rental evictions. The program will continue to assist in natural disaster situations by providing housing placement referrals for displaced families in an effort to avoid housing discrimination. On an individual level, staff will provide case management to assist displaced residents with housing options.
	<b>Target Date</b>	09/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist 400 people whose income is below 80% of area median income.
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	This program promotes activities on asset retention by addressing unique problems of tenant/landlord mediation issues to include lease disputes such as illegal eviction, lockout, utility shut off, and improper seizure of property. The program offers information and education, especially to the disabled and elderly community, through outreach presentations and classes. In addition, this program assists with Housing Counseling services to address mortgage delinquency and avoid homelessness through rental evictions. The program will continue to assist in natural disaster situations by providing housing placement referrals for displaced families in an effort to avoid housing discrimination. On an individual level, staff will provide case management to assist displaced residents with housing options.
4	<b>Project Name</b>	CDBG: Single Family Rehabilitation Activities
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	1A: Rehabilitate Existing Housing Stock
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$5,658,281

	<b>Description</b>	The City will utilize CDBG funds to fund the Owner-Occupied Rehabilitation Program.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist 57 households whose income is below 80% of area median income.
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	In an effort to preserve our inner-city neighborhoods, the City will utilize CDBG funds to assist low to moderate income homeowners with housing rehabilitation. Funds available may assist with all aspects of rehabilitation including weatherization, lead based paint abatement, and clearance activities.
<b>5</b>	<b>Project Name</b>	CDBG: Minor Repair Activities
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	1A: Rehabilitate Existing Housing Stock
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$2,250,000
	<b>Description</b>	The City or a subrecipient will utilize CDBG funds to fund Minor Home Repair activities.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity will assist 75 households whose income is at or below 80% of area median income.
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	CDBG funds will be utilized to assist low to moderate income homeowners that need minor home repairs. Funds available may assist with all aspects of rehabilitation, lead based paint abatement, and clearance activities.
<b>6</b>	<b>Project Name</b>	CDBG: Activities in Support of Affordable Rental Housing Development
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	1D: Develop New Affordable Rental Housing
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$1,000,000

	<b>Description</b>	In an effort to create and preserve affordable housing, the City will utilize CDBG funds to support affordable housing development through acquisition, rehabilitation, clearance, site improvements and neighborhood infrastructure. This funding will supplement rental housing development through the HOME Program. Outcomes will include acquisition rehabilitation or new construction rental housing.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 33 units for this type of activity that will include rental housing development. Rental housing development units will be available to households whose income does not exceed 60% of area median income.
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	In an effort to create and preserve affordable housing, the City will utilize CDBG funds to support affordable housing development through acquisition, rehabilitation, clearance, site improvements and neighborhood infrastructure. This funding will supplement rental housing development through the HOME Program. Outcomes will include acquisition rehabilitation or new construction rental housing.
7	<b>Project Name</b>	CDBG: Activities in Support of Affordable Homeownership Housing Development
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	1B: Development of New Housing for Homeownership
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$900,000
	<b>Description</b>	In an effort to create and preserve affordable housing, the City will utilize CDBG funds to support affordable housing development through acquisition, rehabilitation, clearance, site improvements and neighborhood infrastructure. This funding will supplement homeownership housing development through the HOME Program. Outcomes will include acquisition, rehabilitation, resale, or new construction homeownership housing.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 18 units for this type of activity that will include single family homes. Single family units for homeownership will be sold to first time homebuyers whose income does not exceed 80% of area median income.
	<b>Location Description</b>	City-Wide

	<b>Planned Activities</b>	In an effort to create and preserve affordable housing, the City will utilize CDBG funds to support affordable housing development through acquisition, rehabilitation, clearance, site improvements and neighborhood infrastructure. This funding will supplement homeownership housing development through the HOME Program. Outcomes will include acquisition, rehabilitation, resale, or new construction homeownership housing.
8	<b>Project Name</b>	CDBG: Code Enforcement Activities
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	4C: Eliminate Environmental Hazards & Blight
	<b>Needs Addressed</b>	Provide Neighborhood Revitalization Efforts
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	CDBG funds will be used to support two Code Enforcement positions that provide code enforcement in deteriorated areas designated as CDBG eligible. The City allocates additional local resources in support of other code enforcement costs that are not CDBG eligible, such as abatements and demolitions. This budget does not provide for the cost of correcting code violations.
	<b>Target Date</b>	CDBG: Code Enforcement Activities
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1,000 homes will be assisted by the correction of Code violations with each officer expected to visit a minimum of 500 unique addresses. It is estimated that 85% of homes will have violations addressed by property owners and 15% will be abated by the City using non-CDBG funds.
	<b>Location Description</b>	Citywide
9	<b>Planned Activities</b>	CDBG funds will be used to support two (2) Code Enforcement positions that provide code enforcement in deteriorated areas designated as CDBG eligible. The City allocates additional local resources in support of other code enforcement costs that are not CDBG eligible (for example, abatements and demolitions). This budget does not provide for the cost of correcting code violations.
	<b>Project Name</b>	CDBG: Public Services – Emergency Housing Assistance Program
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	2C: Prevent Eviction and Foreclosure
	<b>Needs Addressed</b>	Special Needs Populations
	<b>Funding</b>	CDBG: \$1,050,000
	<b>Description</b>	CDBG funds will be used to support two Code Enforcement positions that provide code enforcement in deteriorated areas designated as CDBG eligible. The City allocates additional local resources in support of other code enforcement costs that are not CDBG eligible, such as abatements and demolitions. This budget does not provide for the cost of correcting code violations.



	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Emergency Housing Assistance Program will assist 250 households with rent, mortgage and utility assistance who are facing financial hardships that affect overall affordability and ability to maintain safe rental housing that may cause imminent homelessness.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	The Emergency Housing Assistance Program will assist 250 households with rent, mortgage and utility assistance who are facing financial hardships that affect overall affordability and ability to maintain safe rental housing that may cause imminent homelessness.
10	<b>Project Name</b>	CDBG: Public Services – Parks and Recreation Programs
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	2C: Special Needs Populations
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	CDBG: \$372,422
	<b>Description</b>	CDBG funds will be used to fund to Parks and Recreation summer programs – The Summer Youth Program and the Community Centers Extended Hours Program.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2,500 youth/children will be served under both programs.
	<b>Location Description</b>	CDBG eligible community centers

	<b>Planned Activities</b>	Summer Youth Program – \$273,272 CDBG funds will be used to expand the services provided by Summer Youth Program delivered by the City’s Parks and Recreation Department. The program provides a variety of recreation activities throughout the day to keep youth (ages 6-14) active and engaged in learning at over 60 program sites each summer. Activities include sports, active games, art/crafts, and tournaments. Recreation Specialists and Recreation Assistants are hired to implement the programs with a 1:25 staff to participant supervision ratio. Enrichment activities are provided in the areas of reading, art, and fitness. Educational opportunities focusing on math and science activities are provided by Recreation Instructors who are hired to travel to various centers to provide specific lessons in those subjects. Approximately 1800 children will receive affordable childcare. Community Center Extended Hours - \$74,140 CDBG funds will be used to expand the services delivered by the City’s Parks and Recreation Department which operates 26 community centers which are utilized for various summer programs including the Summer Youth Program. In order to provide recreation opportunities to those not enrolled in structured summer programs, the Parks and Recreation Department offers facility hours and limited programming (sports, contract classes, and free play in gymnasiums) outside of the hours of structured summer programs. Approximately 700 youth will be served.
11	<b>Project Name</b>	CDBG: Public Service Activities - Housing
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	2D: Provide Services to Prevent Homelessness
	<b>Needs Addressed</b>	Special Needs Populations
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	This project will include funding for programs for special populations aimed at prevention of homelessness. This includes rental assistance, case management, outreach, and support services.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that these programs will assist a total of 260 households whose income is at or below 80% of area median income.
	<b>Location Description</b>	City-Wide

	<b>Planned Activities</b>	CDBG funds will be utilized for housing services aimed to assist special needs populations and prevent homelessness. The Haven for Hope Homeless Encampment Housing Program will support the City of San Antonio proactive homeless encampment outreach plan by providing outreach and supportive services at designated homeless encampment locations. This activity has a budget of \$50,000. A total of 15 homeless households will receive utility, rental, and transportation assistance. The SAMMinistries Homeless Prevention and Rapid Rehousing activity has a budget of \$99,995 and their outreach program has a budget of \$63,579. SAMMinistries will provide outreach and support services, rental assistance, and case management services to 45 households who are homeless or at risk of homelessness. The Thrive Outreach Program has a budget of \$85,000 and will provide outreach and support services to the homeless. They will assist 125 individuals. The Whitby Rd. program will provide transitional housing services to approximately 20 homeless individuals. This program has a budget of \$101,466.
12	<b>Project Name</b>	CDBG: Financial Education Program
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	5A: Provide Financial Literacy Training
	<b>Needs Addressed</b>	Provide Economic and Workforce Development
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	CDBG funds will be used to support a financial counseling program that provides free basic financial literacy to area residents. This includes funding personnel costs for one position and an external contract with Family Services Association.
	<b>Target Date</b>	09/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program aims to provide assistance to a minimum of 400 individuals. This goal of 400 individuals includes those assisted directly by the City and those assisted under the contractual agreement with the sub-recipient, Family Service Association. Of the total individuals assisted by this program, at least 51% will be qualified as low-to-moderate income (defined as 80% of the Area Median Income).
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	CDBG funds will be used to support a financial counseling program that provides free basic financial literacy to area residents. This includes funding personnel costs for one position and an external contract with Family Services Association.
13	<b>Project Name</b>	HOME: Grant Administration
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	NA
	<b>Needs Addressed</b>	NA

	<b>Funding</b>	HOME: \$490,000
	<b>Description</b>	HOME funds will be utilized to partially or fully fund 6 positions in the Neighborhood and Housing Services Department and Finance Shared-Services. This project is subject to the HOME 10% administrative cap.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	NA
14	<b>Project Name</b>	HOME: Single Family Rehabilitation and Reconstruction
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	1A: Rehabilitate Existing Housing Stock
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	HOME: \$1,962,709
	<b>Description</b>	HOME Funds will be utilized to provide assistance to income-eligible homeowners to bring their house into compliance with local codes and provide safe housing. The program is designed to preserve affordable owner-occupied housing, reduce ongoing maintenance costs, and promote energy efficiency. Eligible applicants for each HOME activity are outlined in the City's Program Policies for Federally Funded Programs which is found on the City's website at <a href="https://www.sanantonio.gov/GMA">https://www.sanantonio.gov/GMA</a> . Due to the high demand for the Owner-Occupied Rehabilitation Program, the City utilizes a lottery system to select applicants based on an equity needs assessment. Solicitation of applications for this program for a specific time period is advertised on the City's website and through communication with neighborhood organizations and community groups. When the application period closes, the City will randomly select a certain number of applicants based on the availability of funds. The number of applications to be selected per council district is pre-determined based on need (number of low-income families per council district). This process is repeated throughout the year as necessary.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will benefit 15 households with an AMI of 80% or below.

	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	Owner occupied rehabilitation or reconstruction for 23 low to moderate income households.
<b>15</b>	<b>Project Name</b>	HOME: Rental Housing Development
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	1D: Develop New Affordable Rental Housing
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	HOME: \$3,000,000
	<b>Description</b>	HOME funds are set-aside to support multi-family rental development activities.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 19 HOME units for this type of activity. All units will be rented to households at or below 60% of area median income. 20% of the units will be further restricted to households at or below 50% of area median income.
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	The program provides gap financing for both new construction and rehabilitation of affordable rental housing units for low- and moderate-income households.
<b>16</b>	<b>Project Name</b>	HOME: Homeownership Housing Development
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	1B: Development of New Housing for Ownership
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	HOME: \$2,500,00
	<b>Description</b>	This funding will be utilized for homeownership housing development.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 34 HOME units for this type of activity. All units will be sold to first time homebuyers whose income does not exceed 80% of area median income.
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	This funding will be utilized for affordable single-family housing development.
<b>17</b>	<b>Project Name</b>	HOME: Homebuyer Incentive Program
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	1C: Provide Homebuyer Assistance
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	HOME: \$275,000
	<b>Description</b>	This funding will be utilized for homebuyer assistance.
	<b>Target Date</b>	9/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 14 HOME units for this type of activity. Assistance will be provided to first time homebuyers whose income does not exceed 80% of area median income.
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</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>18</b>	<b>Project Name</b>	HOME: CHDO Operating Expense
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	1B: Development of New Housing for Ownership
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	HOME: \$275,000
	<b>Description</b>	This funding is designed to provide operating funds to Community Housing Development Organizations based on financial need and the expectation that the organization is utilizing or will utilize the City's HOME CHDO development funding within 24 months of the award.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	NA
<b>19</b>	<b>Project Name</b>	HOPWA: Housing and Supportive Services
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	3A: Provide Housing and Services for HOPWA
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	HOPWA: \$2,295,029
	<b>Description</b>	The City will provide tenant based rental assistance, transportation, transitional housing, housing assistance, food and nutrition programs, Newly Empowered Woman, emergency financial assistance, and case management for persons with HIV/AIDS.
	<b>Target Date</b>	9/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist a total of 1,142 persons.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	The City will provide tenant based rental assistance, transportation, transitional housing, housing information assistance, food and nutrition programs, Newly Empowered Woman Program, and case management for persons with HIV/AIDS. \$891,664 will be used for long term tenant based rental assistance to provide housing rental vouchers to 111 persons; \$271,183 will be used for transportation to serve 139 persons; \$240,412 will be used for transitional housing services to be provided to 65 persons; \$204,527 will be used for housing assistance to be provided to 197 persons; \$248,110 will be used for food and nutrition programs to serve 490 persons; \$70,000 will be used for Newly Empowered Woman Program to assist 10 persons; \$109,488 will be used for case management services to be provided to 130 persons and \$198,520 will be used for Emergency Financial Assistance. Administration costs will be \$61,125
20	<b>Project Name</b>	HESG: Program and Services
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	4A: Provide Housing & Services for Homeless
	<b>Needs Addressed</b>	Address Housing Services for Homeless Population
	<b>Funding</b>	HESG: \$1,117,308
	<b>Description</b>	HESG funding will provide essential services for shelter operations for the homeless, to provide utility and emergency rental assistance to prevent homelessness, to implement rapid re-housing strategies and for program administration.
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will provide food assistance to 3,000 homeless individuals residing in a homeless shelter; 83 households through the Rapid-Rehousing Program; and 120 individuals/households will be engaged through the homeless street outreach team.
	<b>Location Description</b>	City-Wide
		Homeless Person Overnight Shelter: 3000 Persons Assisted Homeless Outreach: 300 Persons Assisted Tenant Based Rental Assistance Rapid Rehousing: 83 Persons Assisted



	<p><b>Planned Activities</b></p> <p>HESG is funding the following activities:</p> <p>Emergency Shelter - \$367,968  Emergency shelter funds are used to provide essential services and operations to local emergency shelters. The City will work with external partners to provide case management and support services to the homeless population. The City anticipates assisting 3,000 homeless persons through this effort.</p> <p>Rapid Re-housing - \$516,297  The City will work with external partners to provide assistance to the homeless population including rental assistance and some support services to allow participants to achieve increased self-sufficiency and an improved ability to meet their basic needs. The City anticipates assisting 83 persons through this effort.</p> <p>Homeless Outreach - \$179,676  Outreach funds are used to engage with individuals experiencing homelessness and are considered unsheltered in San Antonio. The City will engage 120 individuals through homeless street outreach efforts through an outreach team and the coordination of services with external partners. The services will connect individuals experiencing homelessness with other community resources to assist them in a path to housing stability.</p> <p>Administration – 53,367</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**

**N/A**

### **Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

The City seeks to allocate program resources to meet housing needs in equitable distribution within the City limits through ongoing city-wide housing programs such as lead-based paint abatement, owner-occupied rehabilitation, and homebuyer incentive program which benefits low-to-moderate income families.

#### **Discussion**

The City is committed to taking an equitable approach to our policymaking, service delivery, and distribution of resources to account for the different histories, challenges, and needs of the people we serve.

When investing HUD entitlement funding, the City will seek to prioritize investments that align with the Housing Policy Framework, the Strategic Housing Implementation Plan, the SA Tomorrow Comprehensive Plan, and equitably address the needs of the most vulnerable populations, including those with special needs and those that are homeless.

## 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	265
Special-Needs	0
<b>Total</b>	<b>265</b>

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	104
Rehab of Existing Units	147
Acquisition of Existing Units	14
<b>Total</b>	<b>265</b>

**Table 62 - 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.

The goal for production of new units includes 52 new single-family homeownership and 52 rental units. The goal for rehab of existing units includes a goal of 72 units to be rehabilitated through the Single-Family Rehab Program and 75 units in the Minor Repair Program. The Homebuyer Incentive Program anticipates assisting 14 first time homebuyers with down payment assistance.

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

### **Introduction**

The City and San Antonio Housing Authority 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**

SAHA also plays a key role in meeting the affordable housing unit production goals outlined in the Housing Policy Framework and SAHA's President serves as a member of the Housing Commission. The City of San Antonio will continue to collaborate with the San Antonio Housing Authority (SAHA) to identify and address the needs of our low-income residents.

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

SAHA will continue to encourage resident involvement through resident councils, the Resident Ambassador Program, and the Early Engagement Program. SAHA's Real Estate and Homeownership Division encourages public housing residents to participate in their Home Buyer Readiness Program (HBR). SAHA's Moving-to-Work designation focuses on promoting self-sufficiency, achieving agency program efficiencies, and increasing housing choices for low-income residents in San Antonio.

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

SAHA has a Moving to Work (MTW) designation with HUD and is not designated as troubled. A copy of SAHA's FY 2020 Annual Moving to Work Plan and HUD's approval of this plan was provided to the City.

### **Discussion**

The City of San Antonio has a strong working relationship with SAHA and continues to work collaboratively on many different projects

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

### **Introduction**

The San Antonio/Bexar County Continuum of Care (CoC) 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. The continuum's major goals are: Focus on ending veteran homelessness, reducing chronic homelessness, reducing youth homelessness, and preventing and ending homelessness among families, by prioritizing 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**

One-year goals and actions to reduce and end homelessness include, but are not limited to the following:

- The City will continue to respond to COVID-19 by combining recommendations from the Homeless Strategic Plan with implementation guidance from HUD Technical Assistance provided through the ESG-CV funding for 2020-2022. The goal of this work is to respond to homelessness through the lens of a system and landscape altered by COVID-19. The primary objectives are to increase street outreach work and to rehouse the most vulnerable, chronically homeless.
- Increasing street outreach efforts to improve engagement of individuals living in homeless encampments to connect them to shelter and supportive services. The City presently coordinates across eight city departments, Haven for Hope, and other providers to conduct street encampment outreach events on a weekly basis. 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 to homeless individuals with mental illness or substance abuse issues with the goal of connecting them to Mental Health services. Members of the SARA staff have received training on SSI/SSDI Outreach, Access, and Recovery (SOAR) which is supported by the Substance Abuse and Mental Health Service Administration (SAMHSA) to increase access to SSI/SSDI benefits for people with behavioral health issues, experiencing or at risk of homelessness.
- The expansion of Permanent Supportive Housing (PSH) units, a proven model to assist chronically homeless individuals and families by providing wrap-around supportive services as part of the housing placement. Funding for PSH is provided through the SARA Continuum of Care. In addition, the expansion of PSH was included as part of the Mayor's

Housing Policy Taskforce proposal as a strategy to assist vulnerable populations obtain and sustain housing:

- The referral and admission to Permanent Supportive Housing will be prioritized consistent with Notice CPD-14-012: “Prioritizing Persons Experiencing Chronic Homelessness in Permanent Supportive Housing and Recordkeeping Requirements for Documenting Chronic Homeless Status.” CoC funded providers must accept referrals from the Coordinated Entry System and follow procedures and time frames for responding to referrals as specified in the CoC Coordinated Entry Policies and Procedures. Ongoing training and support will be provided to all CoC and ESG funded providers in the assessment, prioritization, referral, and placement process.
- The CoC developed a centralized coordinated assessment system in accordance with HUD’s requirements (24 CFR Part 578). All HUD-Funded providers within the CoC’s area are expected to use the assessment system, however, domestic violence providers will use a centralized or coordinated assessment system that meets HUD’s minimum requirements. The Coordinated Entry goal is to continue efforts to expand and improve the process to ensure proper coordination and response times when homeless individuals and families encounter the homeless system. In addition, increase the number of providers using coordinated entry.

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

To address the emergency shelter and transitional housing needs of homeless persons, the City of San Antonio and SARA will continue to provide funding through HUD, City General Funds, and other sources to assist with the operations and services to local emergency shelters and transitional housing facilities.

Annually the City of San Antonio invests approximately \$8,644,128 into Haven for Hope and its on-campus agencies. Haven for Hope is the largest emergency shelter in San Antonio and Bexar County. The total investment includes costs associated with operations, food, mental health, and substance use residential treatment, detox, and counseling services which are provided through partnering agencies on the Haven for Hope Campus. The Haven for Hope Campus also partners with more than 143 community agencies to serve people experiencing homelessness.

**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’s Department of Human Services (DHS) will administer the Emergency Solutions Grant Program (ESG) and assist with the coordination of 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 ESG standards adopted by SARA align performance measures to national benchmarks. These standards encourage shortening the length of time individuals and families experience homelessness, housing placement and retention.

**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 (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); 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. Rapid Re-Housing activities
2. Essential Services at Emergency Shelters
3. Street outreach and system navigation assistance

The City's Department of Human Services will continue to offer an array of programs through the Family Assistance Division for homelessness prevention services and to assist residents experiencing financial hardships with the payment of utility bills and rent. DHS will sustain partnerships with City Public Service (CPS Energy) to offer utility assistance programs for rate payers at or below 125% of the federal poverty guidelines with their power and gas bills. Other services include Training for Job Success that offers long-term case management where clients work to transition out of poverty by completing education goals, skills training, and search for better employment. In addition, NHSD offers the Fair Housing Program which provides foreclosure intervention counseling, addresses tenant/landlord issues, and provides information on fair housing, fair lending and accessibility rights and additional offers free one-on-one financial counseling through its Financial Empowerment Centers.

The Center for Health Care Services (CHCS), Haven for Hope and the Bexar County Central Magistrate's Office will continue to implement a program to assist 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 the Haven for Hope campus where CHCS will provide substance abuse, mental health treatment and physical health care on the Haven campus.

## **Discussion**

The CoC will continue to conduct the annual Point-In-Time (PIT) count (although it was canceled in 2021 due to the ongoing COVID-19 pandemic). 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 summary report to assist the City and Continuum of Care with allocated resources, develop policies, identify trends, and assess the needs of the homeless population.

**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 the individual or family	0
Tenant-based rental assistance	111
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	75
<b>Total</b>	<b>186</b>

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

### **Introduction:**

In 2018, the City Council approved the Housing Policy Framework, a comprehensive, compassionate housing strategy for San Antonio and allocated \$10 million in general funds towards this initiative. The City has continued to allocate general funds to implement the strategies in this plan. This framework includes recommendations and an implementation plan to address affordable housing challenges.

**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**

- As part of the implementation plan for the Housing Policy Framework, the Neighborhood and Housing Services Department (NHSD) has formed the Removing Barriers Committee to address challenges in affordable housing development related to zoning and land use. The committee's work plan includes developing proposed amendments to the Unified Development Code and strategies for outreach to impacted communities.
- NHSD is also leading the development of Neighborhood Empowerment Zones to support communities with low incomes to make improvements without additional tax burden.
- NHSD developed a Risk Mitigation Policy and Risk Mitigation Program funded with General Funds to assist families experiencing housing instability or displacement due to unaffordable rent increases, redevelopment, and building code/ healthy and safety violations.
- In 2017, San Antonio voters approved a \$20 million Neighborhood Improvement Bond (Housing bond) as part of the City's 2017-2022 Bond Program. The Housing bond authorized the City to acquire properties within 12 identified Neighborhood Improvement Areas; improve and dispose of acquired property to facilitate private sector development of single-family, multi-family or mixed-use project for the purpose of eliminating slum or blight conditions. The primary goal is to prepare sites for private sector development of single-family and multi-family workforce housing construction. NHSD is tasked with the implementation of the Housing Bond and three affordable housing multifamily projects are currently in development.
- In FY 2020 the City launched the Right to Counsel Program which provides services for residents experiencing issues with their landlord and their housing conditions. The program provides legal counseling for tenants who are facing evictions, especially those who do not have the means to retain an attorney.
- In May 2021, voters approved Proposition A, a public purpose bond issuance charter amendment measure, to "allow the city to issue bonds for public purposes and

improvements not prohibited by the Texas Constitution or general laws, replacing the existing requirement that bonds be used to construct, acquire, equip, renovate, improve and repair public works.” This amendment will allow the City to issue bonds for affordable housing purposes.

- Also in May 2021, the San Antonio City Council approved a source of income discrimination ordinance that prohibits developers who receive taxpayer funds or other public resources as incentives for the development of affordable housing from refusing to lease to a family or individual solely because the provable and legal source of income from which their rent will be paid includes funding from a federal housing assistance program, federal housing voucher or federal housing choice voucher. The ordinance acknowledged that some residents in the city of San Antonio that are awarded federal housing vouchers to assist them in finding housing, cannot secure housing because the rents on the available unit exceed the maximum rent allowable by the Housing Authorities and/or the housing providers choosing not to participate in a voluntary Federal Housing Program and therefore do not acknowledge housing vouchers as a source of income to pay rent.
- The City’s Fair Housing Program will 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. They will review multi-family rental building plans for compliance with all accessibility design requirements of the Fair Housing Act and the City Building Codes. They 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.
- The City will 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 and density bonuses for affordable housing.
- The City will continue to encourage lending institutions to operate in areas that are underserved and to provide services to underserved populations.

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

### **Introduction:**

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

The City recognizes the significance of taking actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, and enhance the coordination between public and private housing and social service agencies. The paragraphs below address the actions being undertaken by the City.

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

Through input from the Housing Commission, 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.

The City will continue to implement the Housing Policy Framework recommendations aimed at developing and preserving housing for equitable and resilient neighborhoods; removing barriers to housing affordability and supply; creating a transparent, coordinated housing system and creating housing for all, including special populations.

In addition, the City will continue to fund programs and projects through federal funds and the general fund to increase affordable housing for low-income families. Through this Action Plan the City has dedicated \$18,675,990 in CDBG and HOME funds to affordable housing activities that advance the goals of the Housing Policy Framework including \$7.6 million for Owner Occupied Rehabilitation and Reconstruction, \$2.2 million for Minor Repair Program, \$7.4 million for activities that support the development of new affordable multifamily and single family development and \$1 million to the Emergency Housing Assistance Program to provide rental, mortgage and utility assistance for vulnerable households at risk of eviction or foreclosure.

#### **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 \$3.5 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

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

The City will address reducing the number of poverty level families by: funding the development of new rental housing developments; assisting families achieve economic self-sufficiency and wealth building through incorporation of a financial literacy program into existing social service programs; and 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.

The City will use the Department of Human Services' Poverty Report, released in January 2020, to use data to guide decision-making around anti-poverty programs and policies. The Poverty Report included a dozen recommendations to work to reduce the alarmingly high poverty rate in San Antonio. The City's Recovery and Resiliency Plan also charts an economic recovery from the COVID-19 pandemic, especially from low-income families who are struggling most during the national economic recovery.

#### **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. These partners include the San Antonio Housing Authority, the Neighborhood and Housing Services Department, Department of Human Services, non-profit and for-profit housing developers, and service providers.

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

The City continues to work in collaboration with multiple public and private entities including San Antonio Housing Authority, South Alamo Regional Alliance for the Homeless (SARAH),

public service agencies and affordable housing providers to 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 Neighborhood and Housing Services Department and the Department of Human Services. SARAH, NHSD, and DHS will work together toward service-enriched housing development in the City of San Antonio's upcoming 2022 bond program.

The City 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.

### **Discussion**

As the City continues to develop public policy to address these needs, it will keep close communication with internal and external stakeholders, participate in conferences and staff development, and provide assistance to assure coordination among private and governmental health, mental health, and service agencies.

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 with the exception of the environmental remediation activity which meets the objective of removal of spot slum and blight. That activity is still in progress and is expected to have expenditures of at least \$200,000 in FY 2022. 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	1,926,000
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>1,926,000</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.	95%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(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**

The City 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. The amount subject to recapture is the direct subsidy received by the homebuyer. These provisions ensure that the City 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 utilizes the Pro Rata reduction method of recapture and the amount to be recaptured is limited to the net proceeds available from the sale of the home. Net proceeds are the sales price minus the loan repayment (other than HOME funds) and closing costs. The City's Direct Homebuyer Subsidy loans (up to \$15,000 of assistance) are provided as a forgivable loan which is forgiven over a 5-year period (affordability period) with 1/5th of the loan being forgiven on the anniversary date each year. The HUD-required affordability period (typically 5-years for this program) is enforced by a restrictive covenant recorded in the property records against the home. If the Homebuyer does not maintain the home as their principal residence for the HUD-required affordability period, the City recaptures the outstanding balance of the loan as of the date of the violation. In the event the Homebuyer sells the property during the affordability period, and the net proceeds are not sufficient to repay the City the actual balance owed on the subsidy, 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**

The City 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 any capital improvements and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers as defined below:

*Affordability to a Range of Buyers:* The City will ensure continued affordability to a range of buyers whose total household income is no greater than 80% AMI and who do not pay more than 30% of their gross income for PITI (Principal, Interest, Tax, and Insurance).

*Fair Return on Investment:* The fair return on investment means the original homebuyer's initial investment and any capital improvements. The value of capital improvements is defined as the actual, documented costs of permanent structural improvements or restoration of the property that enhances or increases the useful life of the property. The actual costs of the capital improvements must be documented with receipts, cancelled checks, or other documents acceptable to the City. The City shall consider a fair return on investment achieved when the original homebuyer receives from the sale a percentage return on investment based on the change in the Median Sales Price for the San Antonio-New Braunfels Metropolitan Statistical Area, as published periodically by HUD with the HOME Homeownership Value Limits.

Fair Return = (initial investment + value of improvements) x Current Median Sales Price / Median Sales Price at Original Home Purchase

For example, in 2012 an eligible homebuyer purchases a house that has received a HOME development subsidy and is subject to Resale Provisions. The homebuyer provides \$2,000 for a down payment and in 2014 spends \$5,000 to remodel the kitchen. In 2016 the homeowner sells the home. The 2012 median sales price for the area was \$152,000 and in 2016 the median sales price for the area is \$164,000. In this example, the fair return on investment is \$7,553.

*Median Sales Price – C*    *Current Median Sales Price*  
*Median Sales Price – O*    *Median Sales Price at Time of Original Purchase*

<i>Fair Return on Investment</i>	<i>Investment + Capital Improvements</i>		<i><u>Median Sales Price - C</u> Median Sales Price – O</i>
	(\$2,000 + \$5,000)	X	<u>\$164,000</u> \$152,000
<b>\$7,553</b>	<b>\$7,000</b>	<b>X</b>	<b>107.89%</b>

The maximum limit a Homeowner can sell the home during the affordability period is the Current (as of date of sale) Affordable Home Price as set forth in the City of San Antonio

## Program Policies for Federally Funded Affordable Housing Activities.

In the event the resale price necessary to provide fair return is not affordable to the subsequent low-income homebuyer, the City will provide additional HOME assistance to the new low-income homebuyer in order to ensure that the price to the buyer is affordable and the original owner get a fair return on investment.

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, but 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:**

HOME funds may be utilized 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). The City shall use its underwriting and evaluation criteria and standards, as found in its City Council adopted Program Policies for Federally Funded Affordable Housing Activities 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 management practices to demonstrate that disinvestments in the property have not occurred, when applicable;
- Long term needs of the property can be met;
- Financial feasibility of serving the targeted population can be demonstrated over

an extended affordability period, as applicable;

- State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both'
- Specifies the required period of affordability, whether it is a minimum of 15 years or longer;
- Specifies whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(g) or a federally designated Empowerment Zone or Enterprise Community; and
- Ensures HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

**5. Describe eligible applicants (e.g., categories of eligible applicants), process for soliciting and funding applications or proposals (e.g., competition, first-come first-serve) and where detailed information may be obtained (e.g., application packages are available at the office of the jurisdiction or on the jurisdiction's Web site).**

Eligible applicants for each HOME activity are outlined in the City's Program Policies for Federally Funded Programs which is found on the City's website at <https://www.sanantonio.gov/GMA>. Due to the high demand for the Owner-Occupied Rehabilitation Program, the City utilizes a lottery system to select applicants based on an equity needs assessment. Solicitation of applications for this program for a specific time period is advertised on the City's website and through communication with neighborhood organizations and community groups. When the application period closes, the City will randomly select a certain number of applicants based on the availability of funds. The number of applications to be selected per council district is pre-determined based on need (number of low-income families per council district). This process is repeated throughout the year as necessary.

The City utilizes a Request for Application (RFA) process to select organizations to carry out housing activities including rental housing development, homeownership housing development, minor home repair, owner occupied rehabilitation and CHDO activities. The RFA process normally begins in September each year and concludes with awards to organizations in December or January. Information about the RFA process is found on the City's website.

**6. Indicate if any activities are limited to certain beneficiaries or if preference is given to a particular segment of the low-income population. Describe the limitation or preference for each activity to which this applies.**

The City does not limit beneficiaries or give preferences to a particular segment of the low-income population. All activities are open to qualified low-income applicants.

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(l)(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.
  - Outreach - Unsheltered homeless individuals and families, meaning those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.
2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system. Under the requirements of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act as well as requirements identified by 24 CFR 578.7(a)(8) and HUD Notice CPD-17-01, the San Antonio/Bexar County Continuum of Care (CoC), the South Alamo Regional Alliance for the Homeless, known by HUD as TX-500, has established a coordinated entry (CE) process that aims to increase the efficiency of the local crisis response system and improve fairness and ease of access to resources, including mainstream resources. Additional goals of the San Antonio/Bexar County CoC's Coordinated Entry process ("HomeLink") include:

Reduce the burden on households experiencing a housing crisis; identify the most appropriate housing resource to facilitate a rapid and permanent exit from homelessness; prioritize the most vulnerable households for housing resources; collect system-wide data to inform necessary shifts in resources, identify gaps, and enable data-driven decision making at the CoC, organizational and project levels.

The target population for SA HomeLink include individuals and families experiencing homelessness as defined by HUD. Below is an overview of the SA HomeLink process once an individual and or family presents at a Coordinated Entry access points.

**Step 1: Connecting to the SAHomeLink process** – To ensure fair and equal access to households in need of homeless housing assistance, the SAHomeLink process employs a no-wrong-door approach. All individuals that are enrolled in street outreach, emergency shelter, courtyard, or Hub services are placed on the Bi-Name List and prioritized for a housing intervention.

**Step 2: Matching & Prioritization based on household vulnerability** – Based on responses to the homeless assessment in HMIS, the household vulnerability is determined through an objective calculation and a project type (TH, RRH, PSH) is assigned. Households that are assessed to have low service needs may not be matched to a housing intervention.

**Step 3: Eligibility screening** – Based on the project type that's matched to the household, an eligibility screening is completed to ensure the household meets basic eligibility criteria (to ensure their time will not be wasted by referring them to a resource for which they are not eligible).

**Step 4: Referral to available housing resources** – Households are referred to homeless providers with available housing and service openings.

**Step 5: Intake process with housing provider** – Households meet with housing provider to complete final steps (i.e., homelessness verification, documentation of disability) and be introduced to the housing resource and staff.

#### Survivors of Domestic Violence:



All access points are accessible to people who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking, who are seeking shelter or services from non-victim service providers. CoC-funded victim service providers may use the CoC's SAHomeLink process or an alternative SAHomeLink process for victim service providers that meet HUD's minimum SAHomeLink requirements. People fleeing or attempting to flee domestic violence and victims of trafficking have safe and confidential access to the SAHomeLink process and victim services (including access to the comparable SAHomeLink process used by victim service providers), and immediate access to emergency services including domestic violence hotlines and shelters.

During every assessment at a Hub, Hotline or Network Partner a domestic violence safety screening is conducted. The safety screening is intended to identify households that may need immediate access to domestic violence services. The screening tool is developed by local domestic violence provider and questions are updated dynamically depending on how participants respond with an ultimate output that would recommend that Family Violence and Prevention Services (FVPS) be contacted for a residential services screening.

All CoC funded providers of permanent supportive housing must accept referrals from the Coordinated Entry System and most follow procedures and time frames for responding to referrals as specified in the CoC Coordinated Entry Policies and Procedures. Ongoing training and support will be provided to all CoC and ESG funded providers in the assessment, prioritization, referral, and placement process. All ESG and CoC funded providers must comply with requirements for coordinated entry established by the CoC, which will be documented in the Coordinated Entry System Policies and Procedures.

The City will also 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). competitive Request for Proposals (RFP) under the ESG program is issued by DHS, soliciting proposals from organizations. The City issued a formal RFP on April 26, 2018, for funding for FY 2019 and FY 2020. The RFP closed on May 29, 2018, and City Council approved the proposed recommendations on September 13, 2018. A new RFP was anticipated on March 30, 2020, but a decision to postpone the release of the FY 2021 and FY 2022 RFP was made due to the impacts of COVID-19. As a result, the City will continue contracts with partner agencies selected for funding as part of the FY 2018 RFP. This decision is based on an assessment of agency performance and the continued efforts with the Long-Term Outcomes associated with each proposal.

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 timeframes, and to operate the project over the required contract period
  - Evidence of ability to provide, either directly or through referral, the appropriate support services. The appropriateness of plans for participant selection and the consistency of these plans within the intent of the ESG program. The reasonableness of the total project cost and the ESG program amount requested, and the eligibility of proposed expenditures. Evidence that matching funds are firmly committed and available for obligation and expenditure. Evidence that focus of the project is on enabling participants to achieve the highest level of self-sufficiency possible. Evidence of financial feasibility of the project over the required operating period. 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:
- The average length of stay in shelter for families and individuals should not exceed 90 days without placement in more appropriate housing.
  - The target placement from shelter directly into permanent housing is: 25% for individuals and 45% for families.

- Returns to homelessness after exiting shelter: below 30% for individuals and families. 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
- Maintain or increase employment income of program participants: at least 25%
- Maintain or increase overall income of program participants: at least 40%
- Participants received increased number of benefits: at least 50%
- 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
- Maintain or increase employment income: at least 20%
- Maintain or increase overall income: at least 45%
- Participants received an increased number of benefits: at least 35%
- Average length of stay should be 90 day or less of rental assistance

**Discussion: Has the City's HOPWA program identified methods for selecting project sponsors (including providing full access to grassroots faith-based and other community organizations)? This requirement is found under 24 CFR part 91.220(l)(3)**

Yes, the City issues a formal solicitation (Request for Proposal) every two to three years that allows for faith based and community organizations to submit applications for funding.

## Appendix - Alternate/Local Data Sources

1

### Data Source Name

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

### List the name of the organization or individual who originated the data set.

United States Census Bureau

### Provide a brief summary of the data set.

**2000 Census:** 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.

**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.

### What was the purpose for developing this data set?

**2000 Census:** 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.

**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.

### Provide the year (and optionally month, or month and day) for when the data was collected.

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></p> <p><b>2000 Census:</b> City of San Antonio total population 1,144,646</p> <p><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></p> <p>The residents of the City of San Antonio, Texas</p>
2	<p><b>Data Source Name</b></p> <p>2015-2019 American Community Survey 5-Year Est.</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p><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></p> <p>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></p> <p>ACS 5-Year Estimates were collected from 2015-2019</p>

**Briefly describe the methodology for the data collection.**

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).

**Describe the total population from which the sample was taken.**

2017 City of San Antonio total population 1,461,620.

**Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**

The residents of the City of San Antonio, Texas

**Data Source Name**

2009-2013 ACS (Workers), 2011 Longitudinal Employee

**List the name of the organization or individual who originated the data set.**

2009-2013 ACS and 2011 Longitudinal Employee-Household Dynamics: United States Census Bureau

**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></p> <p><b>ACS:</b> 2013 City of San Antonio total population 1,359,033</p> <p><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></p> <p>The residents of the City of San Antonio, Texas</p>
4	<p><b>Data Source Name</b></p> <p>PIC (PIH Information Center), VMS (Voucher Manage)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Department of Housing and Urban Development</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Public Information Center is responsible for maintaining and gathering data about all of Public and Indian Housing inventories of Housing Authorities, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
5	<p><b>Data Source Name</b></p> <p>PIC (PIH Information Center) &amp; SAHA Elite Tracking</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Department of Housing and Urban Development</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Public Information Center is responsible for maintaining and gathering data about all of Public and Indian Housing inventories of Housing Authorities, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
6	<p><b>Data Source Name</b></p> <p>PIC (PIH Info Center), VMS, SAHA Elite Tracking</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Department of Housing</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Public Information Center is responsible for maintaining and gathering data about all of Public and Indian Housing inventories of Housing Authorities, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
7	<p><b>Data Source Name</b></p> <p>PIC (PIH Information Center)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Department of Housing and Urban Development</p>

	<p><b>Provide a brief summary of the data set.</b></p> <p>Public Information Center is responsible for maintaining and gathering data about all of Public and Indian Housing inventories of Housing Authorities, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
8	<p><b>Data Source Name</b></p> <p>HOPWA CAPER and HOPWA Beneficiary Verification Worksheet</p>
9	<p><b>Data Source Name</b></p> <p>HUD 2020 CoC Homeless Populations/Subpopulations</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>HUD publishes the 2020 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations (using data reported in the San Antonio/Bexar County 2020 Point in Time Count (PIC). The South Alamo Regional Alliance for the Homeless (SARAH) serves as San Antonio/Bexar County's Continuum of Care (CoC) Lead Agency for the TX-500 CoC, which includes San Antonio City limits.</p> <p><b>Provide a brief summary of the data set.</b></p> <p>The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires that Continuums of Care conduct an annual count of people experiencing homelessness who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. Continuums of Care also must conduct a count of unsheltered people experiencing homelessness every other year (odd numbered years). Each count is planned, coordinated, and carried out locally.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>The results of the PIT count analyses inform program and system planning, ensuring services are meeting local needs of the community and creating a more efficient use of limited resources.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The PIT collects information about persons experiencing sheltered and unsheltered homelessness in the CoC geographic region.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The data was collected on January 23, 2020.</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>It is complete.</p>

1 0	<b>Data Source Name</b> HUD HOME Rents and FMR
	<b>List the name of the organization or individual who originated the data set.</b> The Department of Housing and Urban Development.
	<b>Provide a brief summary of the data set.</b> Per 24 CFR Part 92.252, HUD provides the following maximum HOME rent limits. The maximum HOME rents are the lesser of:  <ol style="list-style-type: none"> <li>1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or</li> <li>2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.</li> </ol> Fair Market Rents are established by HUD each year for the Section 8 Program.
	<b>What was the purpose for developing this data set?</b> HOME rent limits and Fair Market Rents are used to determine the maximum rents that may be charged for certain federally assisted housing units.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> This is a national data set.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> HOME rents and FMRs are published annually.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.
1 1	<b>Data Source Name</b> 2018 LEHD
	<b>List the name of the organization or individual who originated the data set.</b> The U.S. Census Bureau publishes the OnTheMap Application and LEHD Origin-Destination Employment Statistics.
	<b>Provide a brief summary of the data set.</b> As with previous versions of data released in OnTheMap, LODES Version 7 is a partially synthetic dataset that describes geographic patterns of jobs by their employment locations and residential locations as well as the connections between the two locations. These data and marginal summaries are tabulated by several categorical variables

**What was the purpose for developing this data set?**

To show where workers are employed and where they live.

**Provide the year (and optionally month, or month and day) for when the data was collected.**

2018.

**Briefly describe the methodology for the data collection.**

The employment data used in this application are derived from several sources:

- Unemployment Insurance (UI) Wage Records reported by employers and maintained by each state for the purpose of administering its unemployment insurance system provide information on employees and jobs (relationship between employee and firm). These data are provided for "UI-covered employment," which typically includes private-sector employment as well as state and local government.
- The Office of Personnel Management (OPM) provides information on employees and jobs for most Federal employees.  
See [http://www.fedscope.opm.gov/datadefn/aboutehri\\_sdm.asp#cpdf3](http://www.fedscope.opm.gov/datadefn/aboutehri_sdm.asp#cpdf3) and <http://www.fedscope.opm.gov/datadefn/index.asp#location> for major exceptions. In addition, LODES/OnTheMap does not include all workers covered by OPM. In particular, civilian employees of the Department of Defense and the Armed Forces are excluded. Starting in 2015 some additional suppressions are applied to federal employment.  
See [lehd.ces.census.gov/doc/help/onthemap/LODES Data Note - Fed Emp 2015.pdf](http://lehd.ces.census.gov/doc/help/onthemap/LODES%20Data%20Note%20-%20Fed%20Emp%202015.pdf) (391 KB).
- The Quarterly Census for Employment and Wages (QCEW) provides information on firm structure and establishment location. These data are collected by each state under an agreement with the Bureau of Labor Statistics (BLS).

Age, earnings, and industry profiles are compiled by the Census Bureau from a state's records and are supplemented with other Census Bureau source data. Final compilations and confidentiality protection are performed by the Census Bureau. The states assign employer locations, while workers' residence locations are assigned by the U.S. Census Bureau using data from multiple federal agencies.

**Describe the total population from which the sample was taken.**

LODES Version 7 includes 51 states and territories.

**Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**

Survey uses U.S. Census data.

# 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 Neighborhood and Housing Services Department 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 and Action Plan Citizen Participation Activities	
Timeline	Activity
February 24, 2020	Consolidated Plan Stakeholder Meeting to initiate community partner engagement process for needs assessment and housing market analysis
March 6, 2020	Consolidated Plan Public Services Stakeholders Focus Group held at Central Library
March 10, 2020	Consolidated Plan Housing Stakeholders Focus Group held at San Antonio Food Bank*
April – May 2021	Resident Needs Assessment Survey issued and two virtual Community Input meetings (April 23 and April 27). Survey is available on SA Speak Up website
April 28, 2021	Housing Commission Briefing
June 2, 2021	Public Notice issued in the San Antonio Express New and on City's website initiating the comment period for the proposed Five-Year Consolidated Plan and Action Plan (available for review and comment) and announcing two scheduled Public Hearings and one virtual Community Input meeting. <i>Public Comment Period to remain open until August 4, 2021 (extended to August 11, 2021)</i>
June 16, 2021	Public Hearing #1 on Proposed FY 2022-2026 Consolidated Plan and FY 2022 Action Plan & Budget at City Council Public Comment Session
June 27, 2021	Public Notice issued in the San Antonio Express New and on City's website inviting comments on the proposed Five-Year Consolidated Plan and Action Plan (available for review and comment) and announcing one virtual Community Input meeting and Public Hearing #2

July 14, 2021	Virtual Community Input Meeting on Proposed FY 2022-2026 Consolidated Plan and FY 2022 Action Plan & Budget
July 20, 2021	Public Notice issued in the San Antonio Express New and on City's website inviting comments on the proposed Five-Year Consolidated Plan and Action Plan (available for review and comment) and announcing Public Hearing #2
August 4, 2021	Public Hearing #2 at on Proposed FY 2022-2026 Consolidated Plan and FY 2022 Action Plan & Budget at City Council Public Comment Session
August 11, 2021	End of Public Comment Period
August 12, 2021	City Council Consideration/ Adoption of FY 2022-2026 Consolidated Plan and FY 2022 Action Plan & Budget
August 16, 2021	Consolidated Plan and Action Plan & Budget due to HUD

### **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: the Grants Administrator (currently 210-207-6600), provide in person feedback at the Neighborhood and Housing Services Department, 1400 S. Flores, San Antonio, TX 78204 (or future office); or via e-mail at [communitydevelopment@sanantonio.org](mailto:communitydevelopment@sanantonio.org).

#### **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.

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 Neighborhood and Housing Services Department, 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 Neighborhood and Housing Services Department, 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 Neighborhood and Housing Services Department 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 contrasts with 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.

# Amendment to the City of San Antonio Citizen Participation Plan (CARES Act Waiver)

*April 2020*

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On April 9, 2020, the U.S. Department of Housing and Urban Development issued waivers and alternative requirements, as provided for in The Coronavirus Aid, Relief and Economic Security Act (CARES Act), that provided grantees with flexibilities to prevent, prepare for, and respond to the coronavirus for HUD PY 2019 and PY 2020. As part of these waivers, grantees may amend Citizen Participation Plans and public hearing requirements for Consolidated Plans (including Action Plans) and Substantial Amendments. *The City amended its Citizen Participation Plan in May 2020. The City of San Antonio will continue to utilize these waivers for PY 2019 and PY 2020 and for any future extensions of these waivers as allowed by HUD.*

The City of San Antonio is utilizing the following waivers and alternative requirements in this amendment to the Citizen Participation Plan:

- Allows grantees to amend citizen participation plans to establish expedited procedures to draft, propose, or amend consolidated plans including Action Plans. Expedited procedures must include notice and reasonable opportunity to comment of no less than 5 days. The 5-day period can run concurrently for comments on the action plan amendment and amended citizen participation plans.
- In person public hearings are not required. Grantees may meet public hearing requirements with virtual public hearings if: 1) national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and 2) virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

## Amendment to the Citizen Participation Plan

### *Consolidated Plan*

A minimum of two public hearings shall be conducted for the development of the Five-Year Consolidated Plan. One public hearing shall be required during the development of the Consolidated Plan to encourage citizen participation and comments. An additional public hearing shall be required once a proposed Consolidated Plan is released for a minimum 5-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 Consolidated Plan*

A substantial amendment to the Consolidated Plan shall consist of an addition or deletion of any priority or goal. Once an amendment has been drafted, it will be released for a minimum 5-day comment period. The City will consider any comments or views of citizens made in writing, 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*

One public hearing shall be required once a proposed Annual Action Plan summary is released for a minimum 5-day public comment period. The hearing and public comment period will address housing and community development needs and development of proposed activities.

#### *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 minimum 5-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 5 days prior to City Council adoption. The City shall make the related summaries available through to the public by posting in a newspaper of general circulation and posting to our City website for a minimum of 5-days prior to the City Council Date.

#### *Public Notices & Public Hearings*

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 Observer, and La Prensa, not less than five (5) 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. Virtual public hearings may be held if local health authorities recommend social distancing and limiting public gatherings for public health reasons.

# HEARST

## MEDIA SOLUTIONS

San Antonio Express News | ExpressNews.com | mySA.com

### SAN ANTONIO EXPRESS - NEWS AFFIDAVIT OF PUBLICATION

#### STATE OF TEXAS: COUNTY OF BEXAR

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared: Geena Garza, who after being duly sworn, says that she is the Bookkeeper of HEARST NEWSPAPERS, LLC - dba: SAN ANTONIO EXPRESS - NEWS, a newspaper published in Bexar County, Texas and that the publication, of which the annexed is a true copy, was published to wit:

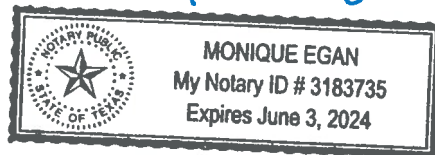
Customer ID	Customer	Order ID	Publication	Pub Date
20003209	CITY OF SA	34123963	SAE Express-News	06/02/21

  
Geena Garza  
Bookkeeper

Sworn and subscribed to before me, this 2nd day of June A.D. 2021

Notary public in and for the State of Texas





#### City of San Antonio Neighborhood and Housing Services Department Public Notice

The City of San Antonio is initiating a public comment period and will hold two public hearings for the U.S. Department of Housing and Urban Development's (HUD) PY 2021-2025/ City's FY 2022-2026 Five-Year Consolidated Plan and FY 2022 (HUD PY 2021) Action Plan. The Consolidated Plan assesses affordable housing and community development needs for the City to identify priorities and goals on an estimated \$110 million in HUD formula block grant programs. Grants include the Community Development Block Grant, Home Investment Partnerships (HOME) program, HEARTH Emergency Solutions Grant (HESG), and Housing Opportunities for Persons with AIDS (HOPWA) program. The City of San Antonio is seeking input on how these funds should be utilized for the FY 2022 (PY 2021) Action Plan and Budget.

A summary of the proposed Consolidated Plan goals and priorities is currently available for review and comment on the City's website [www.sanantonio.gov/gmain](http://www.sanantonio.gov/gmain) action. A summary of the proposed FY 2022 Action Plan budget will be available on the website for review and comment in mid-June. Comments will be accepted until August 4, 2021.

Any individual, group, or agency wishing to provide input on the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget may submit comments to the City of San Antonio, Neighborhood and Housing Services Department, Division of Grants Monitoring & Administration, Attention: Grants Administrator, 1400 S. Flores Street, San Antonio, Texas 78204 or email to [communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov). Comments may also be submitted through a comment card at [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction). All comments received by August 4, 2021 will be considered by the City of San Antonio prior to City Council adoption of the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget. Written comments should specify which Notice they are addressing.

The first public hearing will take place at the Public Comment session beginning at 5 p.m. on Wednesday, June 16, 2021 in the City Hall Complex in either Municipal Plaza Building or City Hall. City Council consideration for the adoption of the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget will take place on Thursday, August 5, 2021 in the City Council Chamber, Municipal Plaza Building.

Public Comment is your opportunity to address your City of San Antonio elected officials directly about issues that are important to you and your community. City Council A Session (Thursday) and Public Comment (Wednesday) meetings are held in-person. To sign-up to speak, please go to [www.sanantonio.gov/agenda](http://www.sanantonio.gov/agenda) and click on the eComment link for instructions or you may sign-up at the registration desk to physically speak in-person during the meeting. The registration desk opens one (1) hour prior to the posted meeting time and is located at the Municipal Plaza Building, 114 W. Commerce, San Antonio, TX 78205.

Members of the public are given up to three minutes to speak, and groups are given up to nine minutes.

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Auxiliary Aids and Services, including Deaf Interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf. Close captioning is available on broadcasts of the Council Meeting on cable channel 21-TVSA.

For more information about the proposed FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget, please contact the Neighborhood and Housing Services Department at (210) 207-6600 or visit [www.sanantonio.gov/GMAInAction](http://www.sanantonio.gov/GMAInAction).



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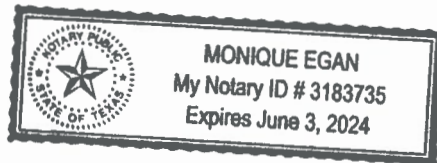
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Geena Garza  
Bookkeeper

Sworn and subscribed to before me, this 2nd day of June A.D. 2021

Notary public in and for the State of Texas





Ciudad de San Antonio  
Departamento de servicios de  
vivienda y vecindad  
"Neighborhood and Housing Services  
Department"  
Notificación Pública

La Ciudad de San Antonio está iniciando un período de comentarios públicos y llevará a cabo dos audiencias públicas para el del Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) PY 2021-2025 / Plan quinquenal consolidado de la ciudad para el año fiscal 2022-2026 y el plan de acción del año fiscal 2022 (HUD PY 2021). El Plan Consolidado evalúa las necesidades de desarrollo comunitario y de viviendas asequibles para que la Ciudad identifique prioridades y metas en un estimado de \$ 110 millones en programas de subvenciones en bloque de fórmula de HUD. Las subvenciones incluyen la subvención en bloque para el desarrollo comunitario, el programa de asociaciones de inversión en viviendas (HOME), la subvención para soluciones de emergencia HEARTH (HESG) y el programa de oportunidades de vivienda para personas con SIDA (HOPWA). La Ciudad de San Antonio está buscando información sobre cómo se deben utilizar estos fondos para el Plan de Acción y Presupuesto para el año fiscal 2022 (AP 2021).

Un resumen de las metas y prioridades del Plan Consolidado propuesto está actualmente disponible para revisión y comentarios en el sitio web de la Ciudad [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction). Un resumen del presupuesto propuesto del Plan de Acción para el año fiscal 2022 estará disponible en el sitio web para su revisión y comentarios a mediados de junio. Se aceptarán comentarios hasta el 4 de agosto de 2021.

Cualquier individuo, grupo o agencia que desee aportar su opinión sobre el Plan Consolidado del año fiscal 2022-2026 y el Plan de acción y presupuesto del año fiscal 2022 (AP 2021) puede enviar comentarios al Departamento de Servicios de Vecindarios y Vivienda de la Ciudad de San Antonio, División de Monitoreo de Subvenciones, & Administración, Atención: Administrador de subvenciones, 1400 S. Flores Street, San Antonio, Texas 78204 o envíe un correo electrónico a [communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov). Los comentarios también pueden enviarse a través de una tarjeta de comentarios en [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction). Todos los comentarios recibidos hasta el 4 de agosto de 2021 serán considerados por la Ciudad de San Antonio antes de que el Concejo Municipal adopte el Plan Consolidado para el año fiscal 2022-2026 y el Plan de acción y presupuesto del año fiscal 2022 (PY 2021). Los comentarios escritos deben especificar a qué Aviso se están dirigiendo.

La primera audiencia pública tendrá lugar en la sesión de comentarios públicos a partir de las 5 p.m. el miércoles 16 de junio de 2021 en el Complejo del Ayuntamiento, ya sea en el Edificio de la Plaza Municipal o en el Ayuntamiento. La consideración del Ayuntamiento para la adopción del Plan Consolidado FY 2022-2026 y el Plan de Acción y Presupuesto FY 2022 (PY 2021) se llevará a cabo el jueves 5 de agosto de 2021 en la Sala del Ayuntamiento, Edificio Plaza Municipal.

El comentario público es su oportunidad de dirigirse directamente a los funcionarios electos de la ciudad de San Antonio sobre temas que son importantes para usted y su comunidad. Las reuniones de la Sesión A del Concejo Municipal (jueves) y de Comentarios Públicos (miércoles) se llevan a cabo en persona. Para inscribirse para hablar, vaya a [www.sanantonio.gov/agenda](http://www.sanantonio.gov/agenda) y haga clic en el enlace eComment para obtener instrucciones o puede inscribirse en el mostrador de inscripción para hablar físicamente en persona durante la reunión. El mostrador de registro abre una (1) hora antes de la hora de reunión publicada y está ubicado en el Edificio Municipal Plaza, 114 W. Commerce, San Antonio, TX 78205. Los miembros del público tienen hasta tres minutos para hablar y grupos se dan hasta nueve minutos.

Este lugar de reunión es accesible para sillas de ruedas. La Entrada Accesible está ubicada en el Edificio de la Plaza Municipal / Entrada a la Plaza Principal. Los servicios y ayudas auxiliares, incluidos los intérpretes sordos, deben solicitarse cuarenta y ocho (48) horas antes de la reunión. Para obtener ayuda, llame al (210) 207 7268 o al 711 Servicio de retransmisión de Texas para sordos. Los subtítulos están disponibles en las transmisiones de la Reunión del Consejo en el canal de cable 21-TVSA.

Para obtener más información sobre el Plan consolidado propuesto para el año fiscal 2022-2026 y el Plan de acción y presupuesto para el año fiscal 2022 (AP 2021), comuníquese con el Departamento de Servicios de Vivienda y Vecindarios al (210) 207-6600 o visite [www.sanantonio.gov/GMAInAction](http://www.sanantonio.gov/GMAInAction).



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COUNTY OF BEXAR

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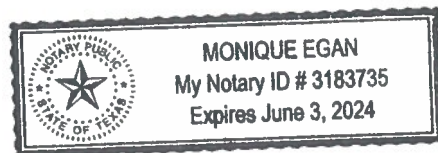


Geena Garza  
Bookkeeper

Sworn and subscribed to before me, this 28th day of June A.D. 2021

Notary public in and for the State of Texas





#### City of San Antonio Neighborhood and Housing Services Department Public Notice

The City of San Antonio is initiating a public comment period and will hold two public hearings and a community input meeting for the U.S. Department of Housing and Urban Development's (HUD) FY 2021-2025/ City's FY 2022-2026 Five-Year Consolidated Plan and FY 2022 (HUD PY 2021) Action Plan. The Consolidated Plan assesses affordable housing and community development needs for the City to identify priorities and goals on an estimated \$110 million in HUD formula block grant programs. Grants include the Community Development Block Grant, Home Investment Partnerships (HOME) program, HEARTH Emergency Solutions Grant (HESG), and Housing Opportunities for Persons with AIDS (HOPWA) program. The City of San Antonio is seeking input on how these funds should be utilized for the FY 2022 (PY 2021) Action Plan and Budget.

A summary of the proposed Consolidated Plan goals and priorities and proposed FY 2022 Action Plan and budget is currently available for review and comment on the City's website [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction). Comments will be accepted until August 4, 2021.

Any individual, group, or agency wishing to provide input on the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget may submit comments to the City of San Antonio, Neighborhood and Housing Services Department, Division of Grants Monitoring & Administration, Attention: Grants Administrator, 1400 S. Flores Street, San Antonio, Texas 78204 or email to [communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov). Comments may also be submitted through a comment card at [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction). All comments received by August 4, 2021 will be considered by the City of San Antonio prior to City Council adoption of the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget. Written comments should specify which Notice they are addressing.

A virtual community input session will take place on Wednesday, July 14, 2021 at 6:00 p.m. Please visit [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction) to register for the meeting. The second public hearing will take place at the Public Comment session beginning at 5 p.m. on Wednesday, August 4, 2021 in the City Hall Complex in either Municipal Plaza Building or City Hall. City Council consideration for the adoption of the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget will take place on Thursday, August 5, 2021 in the City Council Chamber, Municipal Plaza Building.

For more information about the proposed FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget, please contact the Neighborhood and Housing Services Department at (210) 207-6600 or visit [www.sanantonio.gov/GMAinAction](http://www.sanantonio.gov/GMAinAction).

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20003209	CITY OF SA	34129892	SAE Express-News	06/27/21

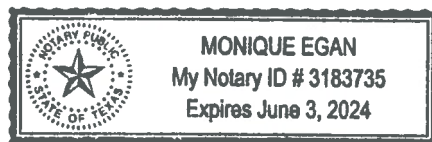
*Geena Garza*

Geena Garza  
Bookkeeper

Sworn and subscribed to before me, this 28th day of June A.D. 2021

Notary public in and for the State of Texas

*Monique Egan*



Ciudad de San Antonio  
Departamento de servicios de vivienda y  
vecindad "Neighborhood and Housing  
Services Department"  
Notificación Pública

La Ciudad de San Antonio está iniciando un período de comentarios públicos y llevará a cabo dos audiencias públicas y una reunión de aportes de la comunidad para el del Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) PY 2021-2025 / Plan quinquenal consolidado de la ciudad para el año fiscal 2022-2026 y el plan de acción del año fiscal 2022 (HUD PY 2021). El Plan Consolidado evalúa las necesidades de desarrollo comunitario y de viviendas asequibles para que la Ciudad identifique prioridades y metas en un estimado de \$ 110 millones en programas de subvenciones en bloque de fórmula de HUD. Las subvenciones incluyen la subvención en bloque para el desarrollo comunitario, el programa de asociaciones de inversión en viviendas (HOME), la subvención para soluciones de emergencia HEARTH (HESG) y el programa de oportunidades de vivienda para personas con SIDA (HOPWA). La Ciudad de San Antonio está buscando información sobre cómo se deben utilizar estos fondos para el Plan de Acción y Presupuesto para el año fiscal 2022 (AP 2021).

Un resumen de las metas y prioridades del Plan Consolidado propuesto y el Plan de Acción y presupuesto propuestos para el año fiscal 2022 está actualmente disponible para revisión y comentarios en el sitio web de la Ciudad [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction). Se aceptarán comentarios hasta el 4 de agosto de 2021.

Cualquier individuo, grupo o agencia que desee aportar su opinión sobre el Plan Consolidado del año fiscal 2022-2026 y el Plan de acción y presupuesto del año fiscal 2022 (AP 2021) puede enviar comentarios al Departamento de Servicios de Vecindarios y Vivienda de la Ciudad de San Antonio, División de Monitoreo de Subvenciones, & Administración, Atención: Administrador de subvenciones, 1400 S. Flores Street, San Antonio, Texas 78204 o envíe un correo electrónico a [communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov). Los comentarios también pueden enviarse a través de una tarjeta de comentarios en [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction). Todos los comentarios recibidos hasta el 4 de agosto de 2021 serán considerados por la Ciudad de San Antonio antes de que el Concejo Municipal adopte el Plan Consolidado para el año fiscal 2022-2026 y el Plan de acción y presupuesto del año fiscal 2022 (PY 2021). Los comentarios escritos deben especificar a qué Aviso se están dirigiendo.

Se llevará a cabo una sesión de aportes de la comunidad virtual el miércoles 14 de julio de 2021 a las 6:00 p.m. Visite [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction) para registrarse para la reunión. La segunda audiencia pública tendrá lugar en la sesión de comentarios públicos a partir de las 5 p.m. el miércoles 4 de agosto de 2021 en el Complejo del Ayuntamiento, ya sea en el Edificio de la Plaza Municipal o en el Ayuntamiento. La consideración del Ayuntamiento para la adopción del Plan Consolidado FY 2022-2026 y el Plan de Acción y Presupuesto FY 2022 (PY 2021) se llevará a cabo el jueves 5 de agosto de 2021 en la Sala del Ayuntamiento, Edificio Plaza Municipal.

Para obtener más información sobre el Plan consolidado propuesto para el año fiscal 2022-2026 y el Plan de acción y presupuesto para el año fiscal 2022 (AP 2021), comuníquese con el Departamento de Servicios de Vivienda y Vecindarios al (210) 207-6600 o visite [www.sanantonio.gov/GMAInAction](http://www.sanantonio.gov/GMAInAction).

# HEARST

## MEDIA SOLUTIONS

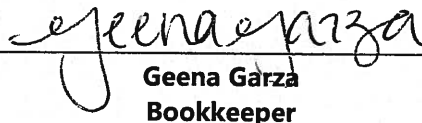
San Antonio Express News | ExpressNews.com | mySA.com

### SAN ANTONIO EXPRESS - NEWS AFFIDAVIT OF PUBLICATION

#### STATE OF TEXAS: COUNTY OF BEXAR

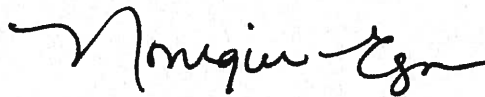
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared: Geena Garza, who after being duly sworn, says that she is the Bookkeeper of HEARST NEWSPAPERS, LLC - dba: SAN ANTONIO EXPRESS - NEWS, a newspaper published in Bexar County, Texas and that the publication, of which the annexed is a true copy, was published to wit:

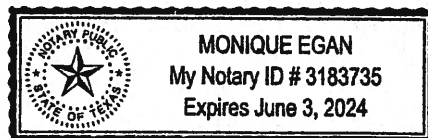
Customer ID	Customer	Order ID	Publication	Pub Date
20003209	CITY OF SA	34134837	SAE Express-News	07/20/21

  
Geena Garza  
Bookkeeper

Sworn and subscribed to before me, this 20th day of JULY A.D. 2021

Notary public in and for the State of Texas





#### City of San Antonio Neighborhood and Housing Services Department Public Notice

On June 2, 2021, the City of San Antonio initiated a public comment period and announced two public hearings and virtual community input meeting for the U.S. Department of Housing and Urban Development's (HUD) PY 2021-2025/ City's FY 2022-2026 Five-Year Consolidated Plan and FY 2022 (HUD PY 2021) Action Plan. The Consolidated Plan assesses affordable housing and community development needs for the city to identify priorities and goals on an estimated \$110 million in HUD formula block grant programs. Grants include the Community Development Block Grant, Home Investment Partnerships (HOME) program, HEARTH Emergency Solutions Grant (HESG), and Housing Opportunities for Persons with AIDS (HOPWA) program. The City of San Antonio is seeking input on how these funds should be utilized for the FY 2022 (PY 2021) Action Plan and Budget.

A summary of the proposed Consolidated Plan goals and priorities and proposed FY 2022 Action Plan and budget is currently available for review and comment on the City's website [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction). Comments will be accepted until August 4, 2021.

Any individual, group, or agency wishing to provide input on the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget may submit comments to the City of San Antonio Neighborhood and Housing Services Department, Division of Grants Monitoring & Administration, Attention: Grants Administrator, 1400 S. Flores Street, San Antonio, Texas 78204 or email to [communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov). Comments may also be submitted through a comment card at [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction). All comments received by August 4, 2021, will be considered by the City of San Antonio prior to City Council adoption of the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget. Written comments should specify which Notice they are addressing.

The first public hearing was held on June 16, 2021, at the Public Comment session and the virtual community input meeting was held on July 14, 2021, via videoconference. The second and final public hearing will take place at the Public Comment session beginning at 5 p.m. on Wednesday, August 4, 2021, in the City Hall Complex in either Municipal Plaza Building or City Hall. City Council consideration for the adoption of the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget will take place on Thursday, August 5, 2021, in the City Council Chamber, Municipal Plaza Building.

Public Comment is your opportunity to address your City of San Antonio elected officials directly about issues that are important to you and your community. City Council A Session (Thursday) and Public Comment (Wednesday) meetings are held in-person. To sign-up to speak, please go to [www.sanantonio.gov/agenda](http://www.sanantonio.gov/agenda) and click on the eComment link for instructions or you may sign-up at the registration desk to physically speak in-person during the meeting. The registration desk opens one (1) hour prior to the posted meeting time and is located at the Municipal Plaza Building, 114 W. Commerce, San Antonio, TX 78205. Members of the public are given up to three minutes to speak, and groups are given up to nine minutes.

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf. Close captioning is available on broadcasts of the Council Meeting on cable channel 21-TVSA.

For more information about the proposed FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget, please contact the Neighborhood and Housing Services Department at (210) 207-6600 or visit [www.sanantonio.gov/GMainAction](http://www.sanantonio.gov/GMainAction).

# HEARST

## MEDIA SOLUTIONS

San Antonio Express News | ExpressNews.com | mySA.com

### SAN ANTONIO EXPRESS - NEWS AFFIDAVIT OF PUBLICATION

#### STATE OF TEXAS: COUNTY OF BEXAR

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared: Geena Garza, who after being duly sworn, says that she is the Bookkeeper of HEARST NEWSPAPERS, LLC - dba: SAN ANTONIO EXPRESS - NEWS, a newspaper published in Bexar County, Texas and that the publication, of which the annexed is a true copy, was published to wit:

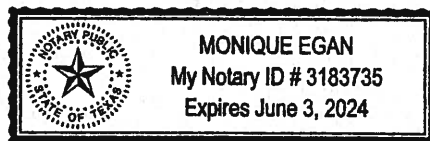
Customer ID	Customer	Order ID	Publication	Pub Date
20003209	CITY OF SA	34134904	SAE Express-News	07/20/21

*Geena Garza*  
Geena Garza  
Bookkeeper

Sworn and subscribed to before me, this 20th day of July A.D. 2021

Notary public in and for the State of Texas

*Monique Egan*



#### Ciudad de San Antonio Departamento de servicios de vivienda y vecindad "Neighborhood and Housing Services Department" Notificación Pública

El 2 de junio de 2021, la ciudad de San Antonio inició un período de comentarios públicos y anunció dos audiencias públicas y una reunión virtual de aportes de la comunidad para el del Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) PY 2021-2025 / Plan quinquenal consolidado de la ciudad para el año fiscal 2022-2026 y el plan de acción del año fiscal 2022 (HUD PY 2021). El Plan Consolidado evalúa las necesidades de desarrollo comunitario y de viviendas asequibles para que la Ciudad identifique prioridades y metas en un estimado de \$ 110 millones en programas de subvenciones en bloque de fórmula de HUD. Las subvenciones incluyen la subvención en bloque para el desarrollo comunitario, el programa de asociaciones de inversión en viviendas (HOME), la subvención para soluciones de emergencia HEARTH (HESG) y el programa de oportunidades de vivienda para personas con SIDA (HOPWA). La Ciudad de San Antonio está buscando información sobre cómo se deben utilizar estos fondos para el Plan de Acción y Presupuesto para el año fiscal 2022 (AP 2021).

Un resumen de las metas y prioridades del Plan Consolidado propuesto y el Plan de Acción y presupuesto propuestos para el año fiscal 2022 está actualmente disponible para revisión y comentarios en el sitio web de la Ciudad [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction). Se aceptarán comentarios hasta el 4 de agosto de 2021.

Cualquier individuo, grupo o agencia que desee aportar su opinión sobre el Plan Consolidado del año fiscal 2022-2026 y el Plan de acción y presupuesto del año fiscal 2022 (AP 2021) puede enviar comentarios al Departamento de Servicios de Vecindarios y Vivienda de la Ciudad de San Antonio, División de Monitoreo de Subvenciones, & Administración, Atención: Administrador de subvenciones, 1400 S. Flores Street, San Antonio, Texas 78204 o envíe un correo electrónico a [communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov). Los comentarios también pueden enviarse a través de una tarjeta de comentarios en [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction). Todos los comentarios recibidos hasta el 4 de agosto de 2021 serán considerados por la Ciudad de San Antonio antes de que el Concejo Municipal adopte el Plan Consolidado para el año fiscal 2022-2026 y el Plan de acción y presupuesto del año fiscal 2022 (PY 2021). Los comentarios escritos deben especificar a qué Aviso se están dirigiendo.

La primera audiencia pública se llevó a cabo el 16 de junio de 2021 en la sesión de Comentarios Públicos y la reunión de aportes de la comunidad virtual se llevó a cabo el 14 de julio de 2021 por videoconferencia. La segunda y última audiencia pública tendrá lugar en la sesión de comentarios públicos a partir de las 5 p.m. el miércoles 4 de agosto de 2021 en el Complejo del Ayuntamiento, ya sea en el Edificio de la Plaza Municipal o en el Ayuntamiento. La consideración del Ayuntamiento para la adopción del Plan Consolidado FY 2022-2026 y el Plan de Acción y Presupuesto FY 2022 (PY 2021) se llevará a cabo el jueves 5 de agosto de 2021 en la Sala del Ayuntamiento, Edificio Plaza Municipal.

El comentario público es su oportunidad de dirigirse directamente a los funcionarios electos de la ciudad de San Antonio sobre temas que son importantes para usted y su comunidad. Las reuniones de la Sesión A del Concejo Municipal (jueves) y de Comentarios Públicos (miércoles) se llevan a cabo en persona. Para inscribirse para hablar, vaya a [www.sanantonio.gov/agenda](http://www.sanantonio.gov/agenda) y haga clic en el enlace eComment para obtener instrucciones o puede inscribirse en el mostrador de inscripción para hablar físicamente en persona durante la reunión. El mostrador de registro abre una (1) hora antes de la hora de reunión publicada y está ubicado en el Edificio Municipal Plaza, 114 W. Commerce, San Antonio, TX 78205. Los miembros del público tienen hasta tres minutos para hablar y grupos se dan hasta nueve minutos.

Este lugar de reunión es accesible para sillas de ruedas. La Entrada Accesible está ubicada en el Edificio de la Plaza Municipal / Entrada a la Plaza Principal. Los servicios y ayudas auxiliares, incluidos los intérpretes sordos, deben solicitarse cuarenta y ocho (48) horas antes de la reunión. Para obtener ayuda, llame al (210) 207-7268 o al 711. Servicio de retransmisión de Texas para sordos. Los subtítulos están disponibles en las transmisiones de la Reunión del Concejo en el canal de cable 21-TVSA.

Para obtener más información sobre el Plan consolidado propuesto para el año fiscal 2022-2026 y el Plan de acción y presupuesto para el año fiscal 2022 (AP 2021), comuníquese con el Departamento de Servicios de Vivienda y Vecindarios al (210) 207-6600 o visite [www.sanantonio.gov/GMainAction](http://www.sanantonio.gov/GMainAction).

# Citizen Participation

**FY 2022-2026 Consolidated Plan &  
FY 2022 Action Plan  
Community Input**

**Consolidated Plan and Action Plan Feedback**

<b>Date</b>	<b>Communication Method</b>	<b># of Comments Received</b>	<b>Meeting Attendees</b>
4/15/21 - 5/30/21	Consolidated Plan Survey	597	N/A
4/23/2021	Virtual Community Input Meeting (10 attendees)	3	10
4/27/2021	Virtual Community Input Meeting (21 attendees)	5	21
7/14/2021	Virtual Community Input Meeting (14 attendees)	2	14
8/4/2021	Public Hearing (7 attendees)	7	7
8/11/2021	E-mailed Comments and Letters	5	N/A
8/11/2021	NHSD Website Comment Card	2	N/A
8/11/2021	City Council Public Comment on Funding Priorities	4	N/A
	<b>Total*</b>	<b>625</b>	<b>52</b>

\* 28 comments and 597 survey responses

**Consolidated Plan and Action Plan Meetings**

<b>Date</b>	<b>Meeting Type</b>	<b>Attendees</b>
2/20/2020	Consolidated Plan Stakeholder Meeting (General)	38
3/6/2020	Public Service Agencies Focus Group Meeting	22
3/10/2020	Housing Agencies Focus Group Meeting	12
4/23/2021	Virtual Community Input Meeting	10
6/17/2021	Public Hearing (City Council Public Comment)	0
4/27/2021	Virtual Community Input Meeting	21
7/14/2021	Virtual Community Input Meeting	14
8/4/2021	Public Hearing (City Council Public Comment)	7
	<b>Total</b>	<b>124</b>

**Other Meetings for Public Input**

<b>Date</b>	<b>Meeting Type</b>	<b>Attendees</b>
4/14/2021	San Antonio Non-Profit Housing Providers (CHDO)	15
4/14/2021	SHIP & Stakeholder Forum Meeting (100+ invited)	100
	<b>Total</b>	<b>115</b>



HUD Five Year Consolidated Plan Process Resident Survey (FY 2022-2026)

ALL COMMUNITY NEEDS

	Very Important	Important	Combined
Housing Needs	51.2%	21.99%	73.2%
Special Needs Housing	15.7%	37.72%	53.45%
Community Facilities Needs	2.6%	10.39%	12.99%
Community Services Needs	6.5%	8.68%	15.19%
Economic Development Needs	8.5%	9.32%	17.79%
Infrastructure and Neighborhood Improvement Needs	18.2%	11.66%	29.86%

HOUSING NEEDS

	Very Important	Important	Combined
Addressing minor health/ safety issues under \$25,000 in owner occupied homes (Minor Home Repair Program)	56.93%	28.84%	85.77%
Addressing major health/ safety issues over \$25,000 in owner occupied homes (Owner Occupied Rehabilitation Program)	60.41%	27.39%	87.80%
Addressing major health/ safety issues in rental housing (Rental Housing Rehabilitation)	66.29%	20.72%	87.01%
Improving homes so that they are more energy efficient	61.77%	24.67%	86.44%
Helping persons buy their first home (Down Payment Assistance)	67.85%	18.88%	86.73%
Building single-family homes to sell at an affordable sales price	71.91%	16.85%	88.76%
Building affordable rental housing	68.23%	20.86%	89.09%
Providing short-term rental housing assistance to persons who need it	67.17%	25.14%	92.31%
Providing short-term utility assistance including internet access to persons who need it	68.86%	21.58%	90.44%
Conducting testing for lead-based paint and removing it	63.35%	19.74%	83.09%
Preserving historical properties	48.67%	26.52%	75.19%
Investigating housing discrimination complaints	62.95%	26.47%	89.42%
Providing fair housing counseling	59.17%	28.73%	87.90%

COMMUNITY SERVICES NEEDS

	Very Important	Important	Combined
Senior activities and programs	57.47%	28.36%	85.83%
Youth activities (including jobs and skills training)	75.28%	20.04%	95.32%
Childcare services	73.50%	19.17%	92.67%
Transportation services	63.41%	26.83%	90.24%
Crime prevention programs	70.68%	20.68%	91.36%
Health services (including preventative care, vision, dental, etc.)	77.44%	16.92%	94.36%
Mental Health services	86.54%	10.47%	97.01%
Legal Services (including tenant advocacy, court appointed special advocates, will drafting)	60.67%	28.09%	88.76%
Financial Education services and programs	66.54%	26.73%	93.27%
Providing services and programs for disabled persons	71.80%	21.62%	93.42%
Providing services to prevent family violence and/or to counsel persons experiencing family violence	76.88%	17.11%	93.99%

INFRASTRUCTURE AND NEIGHBORHOOD IMPROVEMENT NEEDS

	Very Important	Important	Combined
Streets	38.95%	16.42%	55.37%
Drainage	7.54%	21.55%	29.09%
Water/Sewer Lines	6.28%	12.77%	19.05%
Street Lighting	8.51%	14.47%	22.98%
Sidewalks	5.83%	11.45%	17.28%
Street Signage	0.21%	2.36%	2.57%
Broadband Internet	12.45%	5.27%	17.72%
Cleanup of abandoned lots and buildings	13.87%	9.24%	23.11%
Code Enforcement	9.96%	6.71%	16.67%

SPECIAL NEEDS HOUSING

	Very Important	Important	Combined
Developing housing that is accessible for persons with disabilities	76.50%	19.55%	96.05%
Developing housing that is affordable for senior citizens	79.66%	16.76%	96.42%
Developing housing that can accommodate large families	55.77%	25.90%	81.67%
Developing housing for youth transitioning out of foster care	70.81%	22.03%	92.84%

ECONOMIC DEVELOPMENT NEEDS

	Very Important	Important	Combined
Providing technical assistance/mentoring to small businesses	42.26%	33.40%	75.66%
Providing loans to small businesses	42.42%	34.85%	77.27%
Creating and retaining jobs	68.93%	24.29%	93.22%
Improving the appearance of businesses (repairing signs, replacing bricks, painting the exterior)	41.10%	29.73%	70.83%

Ethnicity	Responses	
American Indian or Alaska Native	1.8%	10
Asian	1.1%	6
African American or Black	16.0%	87
Hispanic/Latino/a	62.1%	338
Middle Eastern/North African	0.6%	3
Native Hawaiian or Other Pacific Islander	0.0%	0
White/Caucasian	18.4%	100
	Answered	544
	Skipped	53

Council District	Responses	
1	22.93%	94
2	13.90%	57
3	9.51%	39
4	8.78%	36
5	11.46%	47
6	5.85%	24
7	9.51%	39
8	4.39%	18
9	4.15%	17
10	9.51%	39
	Answered	410
	Skipped	187
Total		597

## **HUD Five-Year Consolidated Plan Process Resident Survey**

In order to solicit online feedback from stakeholders regarding the Consolidated Plan, the City conducted a stakeholder survey in April and May 2021. An online survey was utilized due to ongoing social distancing protocols related to the COVID-19 pandemic. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish. The SA Speak Up Survey platform was used, and outreach was done through e-mail, on the City's website, and social media. The survey was also sent out to more than 30,000+ EHAP applicants and landlords. Approximately 600 survey responses were received.

Survey questions asked respondents to prioritize the housing-related needs of City residents. Respondents most frequently selected the following activities as "very important" or "important" activities:

- (1) Providing short-term rental housing assistance to persons who need it (92%)
- (2) Building affordable rental housing (89%)
- (3) Building single family homes to sell at an affordable price (89%)
- (4) Addressing major health and safety issues over \$25,000 in owner occupied homes (88%)
- (5) Helping persons buy their first home (down payment assistance) (87%)

Additionally, when asked about housing activities related to special needs populations, respondents identified senior citizens (79%) and persons with disabilities (76%) as populations who should be prioritized by the City's housing activities.

There was significantly less consensus regarding unmet economic development and neighborhood improvement needs when compared to housing and community service needs. No economic development activity was identified by more than 70% of residents as "very important." Job creation and retention was the most frequently prioritized activity (68%).

The majority of the responses came from Council District 1 (23%), Council District 2 (14%), and Council District 5 (11%). Approximately 62% are Hispanic, 16% are African American or Black, and 18% are White.



## NHSD GMA

### Consolidated Plan: Public Service Meeting Feedback

#### 1.) Local, State & Federal Funds

- More Advertisement
- More Education Regarding Funding Availability
- More Standardization of Local & State Funds
- Listen More to the Community

#### 2.) Services Coordinated Among Providers

- Broaden the Scope of Eligible Funding Activation
- Staff Outreach
- Create Basic Standards for Every Agency
- All Work Together
- Need One Available Database to Connect All Resources

#### 3.) Early Childhood

- More Community Support/ Family Outreach Needed for Education (Coordinate A Community Effort to Increase and Promote Available Educational Programs and Resources)
- More Available Mental Health Resources and Programs for the Community.

#### 4.) Funding

- Easing the Restrictions on the Match Funding Requirements
- More Availability of Information on Data Requests (Where/ How Does Private Funding Interact with Government Funding?)

#### 5.) Community Needs

- Housing (More Assistance with Home-Ownership Programs and Increase funding for Home Repairs)
- Provide Document Retrieval Assistance
- Make Child Care More Affordable
- More Mental Health Programs for Children and Seniors
- More Barrier-Free Programs and Funding Available
- Seniors Need More Available Transportation & Delivery Programs/ Services.

**FY 2022-2026 HUD Consolidated Plan  
Community Input Meeting #1  
Public Comments  
April 23, 2021**

**Mia Loseff**

Ms. Loseff spoke of her concern about the demolition of homes near Westside in connection to code compliance. She indicated funds should be in collaboration with NHSD & DHS and that funds should be used for relocation, affordable housing, and rehab/minor repair. Ms. Loseff stated efforts should be made to maintain housing stock. She indicated that a lot of her neighbors are experiencing this issue. Ms. Loseff later inquired about utilizing funds for broadband. She indicated that the Southside struggles with access to the internet, sidewalks, and quality streets.

**Monica Baietti**

Ms. Baietti indicated she completed the survey. She stated her concern for oversight of the use of federal funds, the follow-up on completed or pending proposed projects, and a study of funds used.

**Benjamin Vergil**

Mr. Vergil indicated the importance of utilizing funds for rental housing rehab, legal aid in tenant-landlord disputes, and the development of affordable housing. He stated his concern for the threshold of affordability within the Westside as it pertains to vacant lots. Mr. Vergil said 80% is unaffordable for these communities and that there is a need to bridge the gap when developing affordable housing.

**Date of Meeting:** April 23, 2021

**Venue:** Webex (recording available upon request)

**Number of virtual attendees:** 10 (list available upon request)



**AGENDA**

- Welcome
  - Who is in attendance?
- What is a Consolidated Plan?
- Prior Funding Priorities
- Timeline
- Community Input / Break-Out Session

**HUD FIVE YEAR CONSOLIDATED  
PLAN PROCESS (FY 2022-2026)**

**FY 2022-2026 HUD Consolidated Plan  
Community Input Meeting #2  
Public Comments  
April 27, 2021**

Graciela Sanchez

Ms. Sanchez indicated she completed the survey. She voiced her concern with the survey and the affordable housing assumption. She questioned what is affordable and the City has focused on the 80% AMI but the need is greater at 30% AMI or less. Also, she is interested in public housing funding and the Bond project. However, she does not support it if all the funding is going to private developers who just want to profit. Ms. Sanchez asked if there was a way for the City to request a certain % of funding to assist each income bracket 30%, 50%, 60%, etc. She recalled at a TIRZ meeting that the City reached and surpassed the 80% AMI but was not as successful at the lower level 30-50%. Ms. Sanchez asked about the compliance aspect of funding and making sure it is reaching the lower income residents. She believes 100% of funds should go to Minor Repair and Owner-Occupied Rehabilitation and Reconstruction programs because it would benefit the lowest income with the greatest need, especially in District 5. She stated that NRP applied for Alazan Lofts in their TDHCA application requesting \$500k and in the end were awarded 1.3 million. Ms. Sanchez spoke about NRP's profit-making history, and she would rather see more money going into individual homeowners and renters to fix homes than going to private developers. She spoke about the mistrust in the private organization networks. Another request from Ms. Sanchez was for the City to make the underwriting reports available for public access since TDHCA shares their reports but the City does not. Ms. Sanchez last statements included Land Trust. Her organization created a new community land trust and they received funding from San Antonio Housing Authority. The Land Trust helps homeowners renovate existing housing stock and is affordable. Also, it allows residents to stay in their homes. She would like to expand community land trusts and asked if HUD funding could assist.

Amy Kastely

Ms. Kastely asked if there is a draft prepared for the Consolidated Plan. She questioned if the survey responses will be interpreted to develop and address the AMI of affordability and she is in favor of focusing on 30% AMI and not 80% AMI. She indicated that HUD has funded projects in the past at 80% but very little is at 30-50% for the very poor. She also stated the survey is not adequate.

#### Amelia Valdez

Ms. Valdez is a member of the Historic Westside Residents Association, and she mentioned the housing crisis that included the existing housing stock being demolished. She stated that houses in the westside need minor repairs, to include roofing and foundation repairs and stated there is not enough funding to cover the repairs. Also, the housing stock keeps going down. She requested that the criteria to receive funding is changed and a bigger pot of funding is needed for each home, especially legacy homeowners as herself. She also agreed with Ms. Monica Cruz's statement about developers who do not treat their tenants fairly. She voiced her concern that homeowners ask for rehabilitation assistance and do not get help, but NRP gets millions of funding to include tax breaks. She stated there is too much inequality.

#### Monica Cruz

Ms. Cruz asked if there are any reports from the past and current Consolidated Plans that shows how the money was spent or demonstrates where the money was spent. Also, she asked if there was data collected to show where all the projects are located that received funding. She thinks it would be helpful to see where projects are located, and this would help with transparency and communicating to the public. She stated it is important for the public to see where the goals were, how much funding, and how the needs were addressed. She asked if our reporting includes the names of developers\partners of the City and if the City awards to certain developers only. She voiced her concern of residents that live in the buildings of these developers and how they are mistreated.

#### Kayla Miranda

Ms. Miranda indicated that while going through the survey, she did not see an explanation of AMI percentages and there needs to be a breakdown of AMI for a family of four, etc. Also, she mentioned to include hourly rates with AMI so people can have an accurate and better understanding. Ms. Miranda provided statistics of affordable, rental homes in comparison to the actual number of extremely low-income families who need housing. She stated the City needs to include the actual need of housing units\homes to families. Also, the survey does not go into detail of where the funds are going, and we need funding in the 30% AMI bracket.

#### Mike Dahkle

Mr. Dahkle commented in the chat that he was going to submit his survey.

**Date of Meeting:** April 27, 2021

**Venue:** Webex (recording available upon request)

**Number of virtual attendees:** 21 (list available upon request)



## AGENDA

- Welcome
  - Who is in attendance?
- What is a Consolidated Plan?
- Prior Funding Priorities
- Timeline
- Community Input / Break-Out Session

HUD FIVE YEAR CONSOLIDATED  
PLAN PROCESS (FY 2022-2026)

**FY 2022 Action Plan  
Community Input Meeting  
Public Comments  
July 14, 2021**

**Michael Taylor, Executive Vice President & COO, Habitat for Humanity of San Antonio**

Mr. Taylor recommends funding for single-family housing development in order to meet the needs in our community by producing new housing stock for low-to-moderate income families.

**Barbara Witte-Howell**

Ms. Witte-Howell recommended more funding for programs that assist seniors and also stated that more affordable housing is needed for seniors.

***Date of Meeting:*** July 14, 2021

***Venue:*** Webex

***Number of virtual attendees:*** 14 (list available upon request)



**FY 2022 Action Plan  
Public Hearing #2  
Public Comments  
August 4, 2021**

**Antonio Diaz**

Mr. Diaz spoke of his concern about homeowners and renters in need of housing assistance and especially those in danger of eviction. He also spoke of his concern for homeless persons. He stated that programs that assist these groups need more funding.

**Diana Uriegas**

Ms. Uriegas stated that the council members need to be sure to help people with rental assistance.

**Leticia Sanchez, Chair, Historic Westside Residents Association (Council District 5)**

Ms. Sanchez recommended more funding for owner-occupied housing rehabilitation programs. She stated that funding for new construction housing development for homeownership should be reduced and more funds added to owner occupied housing rehabilitation. Funds should be focused on more immediate needs such as rehab of existing homes. She is in support of prioritizing funds for special needs populations and homeless residents.

**Linda Ortega, Member of COPS Metro and Historic Westside Residents Association (Council District 5)**

Ms. Ortega commented that funding for owner occupied rehabilitation was redirected to the COVID-19 Emergency Housing Assistance Program during the pandemic. She stated that we need to get back on track with affordable housing (goals). She also stated that more housing is needed for persons with incomes at or below 30% of the Area Median Income (AMI).

**Ray Morales, Resident of Council District 10**

Mr. Morales recommended that funding for code enforcement be reduced and moved to the owner-occupied housing rehabilitation program. He is in support of the plan and in support of using funds to rehabilitate existing homes.

**Graciela Sanchez, Director of Esperanza Peace & Justice Center, and member of the Historic Westside Residents Association (Council District 5)**

Ms. Sanchez commented that the City's new council meeting agenda system does not provide enough detail and she could not find a description of this item. She recommends more funding be utilized for owner occupied housing rehabilitation programs. She recommends more funding be directed to people who have the lowest income at or below 30% of the Area Median Income (AMI). She stated that only 853 out of 18,000 units were developed for persons with income below 30% AMI.

**Rose Hill, Government Hill Alliance (Council District 2)**

Ms. Hill stated that homeowners from all 10 council districts want their voices heard. She recommends that council delay this item for another week so more citizens can provide their input.

**From:** [Patricia Santa Cruz \(NHSD\)](#)  
**To:** [Patricia Santa Cruz \(NHSD\)](#)  
**Subject:** FY 2022-2026 HUD Consolidated Plan & FY 2022 Action Plan and Budget Comments  
**Date:** Wednesday, August 11, 2021 11:07:20 AM

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E-mailed comments received to GMA inbox.

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**From:** Northmoor Neighborhood <[northmoornna@gmail.com](mailto:northmoornna@gmail.com)>  
**Sent:** Wednesday, August 11, 2021 10:40 AM  
**To:** Grants Monitoring and Admin <[communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov)>  
**Subject:** [EXTERNAL] FY 2022-2026 HUD Consolidated Plan & FY 2022 Action Plan and Budget

Keep the Plan out of the Downtown residential areas. We have seen an increase of multi unit homes in our area

This is a strain on our neighborhoods and causes congestion on the residential streets. The city has no real time frame to address the current damage and now wants to use Priority 4 as a means to help our neighborhood. All they have done is push the homeless population into our neighborhood, damage our streets, and now VIA wants to come in and re-design the San Pedro Corridor.

Priority 4: Provide Neighborhood Revitalization Efforts The City will utilize CDBG funding for neighborhood revitalization activities to create safe, sustainable neighborhoods and communities through: A. Improving public facilities and public infrastructure including streets, streetscapes, sidewalks, drainage, and broadband connectivity B. Eliminating environmental hazards and conditions of blight

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The Northmoor NNA is against this plan.

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**From:** eric n <[am\\_eric\\_a@hotmail.com](mailto:am_eric_a@hotmail.com)>  
**Sent:** Tuesday, August 10, 2021 7:29 AM  
**To:** Grants Monitoring and Admin <[communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov)>  
**Subject:** [EXTERNAL] FY 2022-2026 HUD Consolidated Plan & FY 2022 Action Plan and Budget

Please have some sort of community oversight to prevent waste, fraud and abuse.

Please empower real people to really look closely at how this money is actually spent.

eric

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**From:** Beverly Watts <[beverly.watts@westcare.com](mailto:beverly.watts@westcare.com)>  
**Sent:** Tuesday, August 10, 2021 1:25 AM  
**To:** Grants Monitoring and Admin <[communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov)>  
**Cc:** Beverly Watts <[beverly.watts@westcare.com](mailto:beverly.watts@westcare.com)>



**Subject:** [EXTERNAL] FY 2022-2026 HUD Consolidated Plan & FY 2022 Action Plan and Budget

To Whom It May Concern:

Please consider an additional use of this funding for Re-entry Housing for the formerly incarcerated and for Recovery Housing for women recovering from substance abuse addiction and their children. Please let me know if these funds may be used for these two special populations.

Sincerely,

**Beverly Watts Davis,**  
*Chief Officer of Resource Development and Program Support  
and Senior Vice President for Texas*  
WestCare Foundation  
1023 N. Pine  
San Antonio, TX 78202  
Email: [beverly.watts@westcare.com](mailto:beverly.watts@westcare.com)  
Office: (210) 224-2351 ext. 160



[westcare.com](http://westcare.com)

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**From:** Yndo, Stephen W. <[steve@yndoco.com](mailto:steve@yndoco.com)>

**Sent:** Monday, August 09, 2021 4:17 PM

**To:** Grants Monitoring and Admin <[communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov)>

**Subject:** [EXTERNAL] FY 2022-2026 HUD Consolidated Plan & FY 2022 Action Plan and Budget

As a 40 year resident of the Southtown area, and with experience with family members with mental illness/drug issues, I would like to make a recommendation with regard to addressing the homeless population. During the covid era I think it has become increasingly clear that there is a segment of the homeless population that are in a temporary crisis moment and that are open to assistance to find permanent, stable housing. There needs to be a recognition that a larger segment of the homeless population are mentally ill, drug addicted, or both and are adverse to any structured housing situation absent professional oversight and care. The current options have been to either leave these individuals on the street or to cycle them through the jail system. There needs to be a third option that places these folks into a rehab and/or psychiatric care facility for some extended period of time. It may be that it takes the commitment of a crime to where the individual can be "sentenced" to participate in such a program, but it would at least maybe be enough (after 2-3 cycles through the program) to make a permanent difference to another 10-20-30% of that population group. The most recent tack of "decriminalizing" homelessness, while positive from the standpoint of breaking the jail cycle, is leaving too many folks helplessly on the streets and a danger to themselves and to others.

Thanks for the opportunity to comment.

Steve Yndo

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Stephen W. Yndo  
935 South Alamo  
San Antonio, TX 78205  
210.771.0334 mobile  
[steve@yndoco.com](mailto:steve@yndoco.com)

August 10, 2021

RE: FY 2022-2026 Consolidated Plan & FY22 Action Plan Budget

Dear Mayor Nirenberg and City Council Members:

311 Probandt  
San Antonio, TX 78204  
TEL (210) 223-5203  
FAX (210) 223-5536  
[www.HabitatSA.org](http://www.HabitatSA.org)

After prayerful consideration, I am writing you to ask for your vote to approve the proposed HUD required FY2022-2026 Consolidated Plan & FY22 Action Plan Budget as recommended by City staff. Like you, I listened carefully to the public comments made at last week's public hearing and I wanted to address some of the points made and share a different perspective I hope you will consider.

- **Whether the City should just fund rehabs instead of also funding new housing development:** Please, please reject this suggestion on behalf of the thousands of lower income families, and especially the children, who want and need affordable homeownership but would be shut out of that opportunity if the City stopped funding new development.

It was noteworthy that all who spoke on this topic were homeowners, and I'm guessing very long term homeowners. This is what was most alarming to me because:

- The people who own homes now should not be the last generation of lower income homeowners (or the last generation for years to come).
  - They should not be the only ones (or only ones for years to come) who get to experience the joy, dignity, and uplifting comfort that becoming a first-time homeowner provides.
  - The people who own homes now should not be the last ones (or last ones for years to come) who benefit from the stability and real opportunities that affordable homeownership provides.
  - Their children should not be the last ones to be raised in a stable home so they don't have to move from apartment to apartment and change schools year-after-year.
  - They should not be the last ones who, because they own their homes, can afford to stay in a community for years or even decades and become part of the neighborhood fabric like the speakers at the hearing have.
  - They should not be the last ones (or last for years to come) who have a home to pass down through their family for generations.
  - Many take homeownership for granted, and that in itself should be recognized as a blessing. But, our community has far too many hard working, but lower income, families who want and need the blessings that homeownership provides to only focus our City resources on those who already own their own homes or on apartments that haven't been maintained.
  - City Council should ensure that we don't become a City where homeownership is only available to the wealthy or limited to only those that already have it.
- **Housing needs that should be included in the Consolidated Plan & FY2022 Budget:** The Consolidated Plan and Budget should be based on the needs and goals identified in the Mayor's Housing Policy Task Force - Housing Policy Framework (MHPTF-HPF) report and input from a broad range of perspectives. The MHPTF-HPF report was created as a result of a huge number of people in this community coming together, from all areas. These people (myself included) gave up hours, months, and years of time and significant effort to be a part of the community creation

of the SA Tomorrow Housing plan and the MHPTF-HPF goals. These should be the guiding goals and framework that you all hold the City's HUD & general housing budget to.

The housing-non-profits were asked to commit to those goals and align our work with them. Habitat for Humanity (and others) have done this and that was not easy. Yet last year (pre-pandemic) and again this year it seems City officials are being pressured to abandon those goals and change direction yet again. This leaves those of us who have aligned our work with the SA Tomorrow plan & MHPTF-HPF in the precarious position of wasting valuable, very-limited resources and countless hours toward aligning our work with multi-year goals.

If this City really wants to make real headway in addressing its affordable housing deficit, we have to have a multi-year plan and a firm commitment to goal achievement similar to what the City had for the "Decade of Downtown". No matter where a person stands on the downtown revitalization initiative, there's no denying that it was the steadfast, multi-year commitment which built momentum year after year that produced undeniable results.

Affordable housing needs that same steadfast, multi-year commitment. Habitat needs that in order to maintain momentum for providing the most community-involved, cost-effective, most affordable, and closest-to-permanent housing solution in this City. If the City is going to start each year from scratch with "*what should we do in affordable housing this year*", our community might make small incremental progress, but there will never be the kind of momentum-driven, significant progress our community really needs.

- **Public knowledge and input opportunities for Consolidated Plan & Budget & why there weren't more Housing Advocates at last week's hearing:** Last Wednesday Public Hearing was the last in a series of meetings and input opportunities hosted by NHSD. The final Public Hearing is an important opportunity, but so are the other input meetings and on-line responses submitted. It is frustrating when we take the time and effort to participate in the earlier comment options, but then have those seemingly dismissed because we didn't hold our comments for the *last* public hearing or attend that to repeat them.

Many supporters of homeownership development (& other housing categories) participated in the public meeting before last Wednesday, and in the SHIP meetings where the Con-plan was discussed, or when comment options were provided at a Housing Commission meeting, or some responded after prompting by the instructions in one of Veronica Soto's periodic email updates. Please do not disregard our voices just because we didn't attend and comment at the "*last*" of the public hearings.

Or, if the "last" public hearing is the comment opportunity that carries the most weight, that should be publicized too.

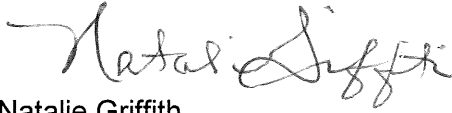
- **Whether the City should just fund rehabs because existing housing is the most affordable housing there is:** This is a myth and the facts related to City funding easily prove this. NHSD's current recommendation includes an increase to \$145,000 per home of City funds for their City-run, owner occupied rehab/reconstruction program. Habitat uses approximately \$40,000 - \$60,000 per home of City funds for new development so every 1 family the City serves, Habitat serves 2.4 to 3.6 families. The end result with Habitat is an energy efficient, low-maintenance, fully-accessible 3 or 4 bedroom, 2-bath home on a concrete foundation, with a homeowner who has taken 16 different homeownership readiness classes including a hands-on class in home maintenance. Both Habitat and the City's programs equally benefit the greater community.

Habitat's roofing and reconstruction costs are considerably less than the City-run programs, but NHSD does not allow non-profits to participate in those programs so no reason to provide cost comparisons for those.

Honestly, it is getting harder and harder to work with the City in the programs we are allowed to participate in and of course I have many concerns about that going forward. Nevertheless, I respectfully hope and pray that **you all will support both rehab AND new affordable housing development** so more families will have the opportunity to be affordably housed.

Please let me know if you or your staff have any questions or would like more information before Thursday's important Council meeting vote.

With Much Appreciation,

A handwritten signature in black ink, appearing to read "Natalie Griffith". The signature is fluid and cursive, with the first name "Natalie" being more prominent than the last name "Griffith".

Natalie Griffith  
President, Habitat for Humanity of San Antonio  
210-223-5203 ext 2

Strategic Housing Implementation Plan (SHIP) Work Groups

Residents & Community Advocates Stakeholder Group			Housing Policy Framework Technical Working Group Members	Technical Working Group
Name	Organization	Role		
1 Jessica Guerrero	Housing Commission	SHIP Co-chair	1 Scott Ackerson, consultant	Special Needs Populations
2 Michelle Lugalía-Hollon	Office of the Mayor	SHIP Co-chair	2 Lisa Rodriguez, AARP	Special Needs Populations
			3 Bill Hubbard, SARAH	Special Needs Populations
			4 Bill Wilkinson, Roy Maas Youth Alternatives	Special Needs Populations
			5 Kenny Wilson, Haven for Hope	Special Needs Populations
			6 Patricia Mejia, Methodist Healthcare Ministries	Special Needs Populations
			7 Josefa Zarataín Flournoy, Alamo Area Council of Governments	Special Needs Populations
			8 Jelynn Burley, Center for Health Care Services	Special Needs Populations
			9 Mike Lozito, Bexar County Judicial Services	Special Needs Populations
			10 Gil Piette, Prospera	Special Needs Populations
			11 Ramon Juan Vasquez, American Indians in Texas	Special Needs Populations
			12 Meghan Garza-Oswald	Special Needs Populations
			13 Margaret Costantino, Center for Refugee Services	Special Needs Populations
			14 Nino Tarantino, Chrysalis Ministries	Special Needs Populations
			15 Cara Magrane, Autism Life Links	Special Needs Populations
			16 Rhonda Andrew, UHS/Ryan White	Special Needs Populations
			17 Sister Yolanda Tarango, Visitation House	Special Needs Populations
			18 Joel Tabar, SAHA	Special Needs Populations
			19 Robert Flores, America GI Forum	Special Needs Populations
			20 Gay Lynn Schwenk, SAMM	Special Needs Populations
			21 Robert Salcido, Pride Center	Special Needs Populations
			22 Dr. Morris Stribling, SAHA (Co-Chair)	Stable, Equitable & Resilient Neighborhoods
			23 Patti Radle (Co-Chair)	Stable, Equitable & Resilient Neighborhoods
			24 Alan Neff, Board of Adjustment	Stable, Equitable & Resilient Neighborhoods
			25 Alysa Guerrero, Texas Organizing Project	Stable, Equitable & Resilient Neighborhoods
			26 Anna Alicia Romero, Office of Senator Menendez	Stable, Equitable & Resilient Neighborhoods
			27 Cherise Rohr-Allegrini	Stable, Equitable & Resilient Neighborhoods
			28 CJ Littlefield, Alamo Chamber of Commerce	Stable, Equitable & Resilient Neighborhoods
			29 Crystal Gomez, Southside First, VP of Development and Outreach	Stable, Equitable & Resilient Neighborhoods
			30 Cynthia Spielman, Beacon Hill Neighborhood Association	Stable, Equitable & Resilient Neighborhoods
			31 Hector Morales, SA Apartment Association	Stable, Equitable & Resilient Neighborhoods
			32 Ilene Garcia, Texas Rio Grande Legal Aid	Stable, Equitable & Resilient Neighborhoods
			33 James Rick Lewis, UTSA College of Architecture, Construction and Planning	Stable, Equitable & Resilient Neighborhoods
			34 Jessica O. Guerrero, Vecinos de Mission Trails	Stable, Equitable & Resilient Neighborhoods
			35 Jim McClain, Pastor, Laurel Heights Methodist	Stable, Equitable & Resilient Neighborhoods
			36 June Kachtik, former nonprofit housing director	Stable, Equitable & Resilient Neighborhoods
			37 Lynn Knapik, SABOR	Stable, Equitable & Resilient Neighborhoods
			38 Mike Rust, San Antonio Apartment Association	Stable, Equitable & Resilient Neighborhoods
			39 Mohammed Choudhury	Stable, Equitable & Resilient Neighborhoods
			40 Dr. Richard Gambitta, VIA Board	Stable, Equitable & Resilient Neighborhoods
			41 Roland Gonzales	Stable, Equitable & Resilient Neighborhoods
			42 Terry Ybanez, San Jose Neighborhood Assoc.	Stable, Equitable & Resilient Neighborhoods
			43 Tony Leverett, United Way	Stable, Equitable & Resilient Neighborhoods
			44 Elyse Bernal	Stable, Equitable & Resilient Neighborhoods
			45 Leonard Rodriguez, Westside Development Corp	Stable, Equitable & Resilient Neighborhoods
			46 Peter French, Gray Street Partners	Stable, Equitable & Resilient Neighborhoods

Strategic Housing Implementation Plan (SHIP) Work Groups

Affordable Housing Community			Housing Policy Framework Technical Working Group Members	Technical Working Group
Name	Organization	Role		
1 Kristin Davila	Merced Housing	SHIP Co-chair	1 Fernando Godinez, MAUC	Coordinated & Transparent Housing System
2 Tim Alcott	SAHA	SHIP Co-chair	2 Elizabeth Lutz, Health Collaborative	Coordinated & Transparent Housing System
3 Katie Vela	SARAH	Stakeholder	3 Molly Cox, SA2020	Coordinated & Transparent Housing System
4 Laura Salinas	COSA-NHSD	Stakeholder	4 Bren Manaugh	Coordinated & Transparent Housing System
5 Patrick Steck	COSA-DHS	Stakeholder	5 Susan Sheeran, Merced Housing Texas	Coordinated & Transparent Housing System
6 Juan Valdez	Office of the Mayor	Stakeholder	6 Mike Taylor, Habitat for Humanity	Coordinated & Transparent Housing System
7 Debra Guerrero	NRP Development Group	Stakeholder	7 Anisa Schell, Tier One Neighborhoods	Coordinated & Transparent Housing System
			8 Jeanette Honermann, Neighborhood	Coordinated & Transparent Housing System
			9 Laura McKieran, Community Information Now	Coordinated & Transparent Housing System
			10 Frances Gonzalez, Asset Funders Network	Coordinated & Transparent Housing System
			11 Coda Rayo Garza, SAISD	Coordinated & Transparent Housing System
			12 Debra Guerrero, NRP	Coordinated & Transparent Housing System
			13 Gilbert Gonzales, San Antonio Board of Realtors	Coordinated & Transparent Housing System
			14 Tammye Treviño, Bexar County	Coordinated & Transparent Housing System
			15 Andrea Guerrero Guajardo (or Resilient Neighborhoods)	Coordinated & Transparent Housing System
			16 Santiago Garcia	Coordinated & Transparent Housing System
			17 Francesca Caballero, SAHA Commissioner	Coordinated & Transparent Housing System
			18 Richard Milk, SAHA	Coordinated & Transparent Housing System
			19 Tim Treviño, AACOG	Coordinated & Transparent Housing System
			20 Patrick Shearer, Cambridge Real Estate Development	Coordinated & Transparent Housing System
			21 Sheila Anderson, NeighborWorks	Coordinated & Transparent Housing System
			22 Francisco Tavira	Coordinated & Transparent Housing System
			23 Celine Williams, SA Apartment Association	Coordinated & Transparent Housing System

Strategic Housing Implementation Plan (SHIP) Work Groups

Affordable Housing Community			Housing Policy Framework Technical Working Group Members	Technical Working Group
Name	Organization	Role		
1 Veronica Garcia	COSA-NHSD	SHIP Co-chair	1 Jordana Barton, Dallas Fed. Reserve, SA Branch	Funding & Finance
2 Pete Alanis	San Antonio Housing Trust	SHIP Co-chair	2 Erlinda Cortez, Siebert Brandford SHank & Co., LLC	Funding & Finance
3 Randy Mason	Mason Joseph Company, Inc.	Stakeholder	3 Daniel Galindo, Woodforest Bank	Funding & Finance
			4 Jose Gonzalez II, Urban Collaborative Inc.	Funding & Finance
			5 Dahlia Garcia, Crockett Bank	Funding & Finance
			6 Jim Plummer, Norton Rose Fulbright	Funding & Finance
			7 Celina Pena, Lift Fund	Funding & Finance
			8 Ryan Wilson, Franklin	Funding & Finance
			9 Amy Contreras, Ernst & Young	Funding & Finance
			10 Jo-Anne Kaplan	Funding & Finance
			11 Brandi Vitier, Bank of San Antonio	Funding & Finance
			12 Jackie Gorman, SAGE	Funding & Finance
			13 Scott Brown, SWBC, VP Mortgage	Funding & Finance
			14 Craig Pavlich, Credit Human	Funding & Finance
			15 David Nisivoccia, SAHA	Funding & Finance
			16 Harriet Dominique, USAA	Funding & Finance
			17 George Pedraza, Wells Fargo	Funding & Finance
			18 Micah Salinas, Frost Bank	Funding & Finance
			19 Marianne Kestenbaum, Hebrew Free Loan Assoc.	Funding & Finance
			20 Jennifer Gonzalez, Housing Commission Chair/Alamo Community Group	Funding & Finance
			21 Maria Nelson, Centro San Antonio	Funding & Finance
			22 Abel Perez, MZ Housing Companies	Funding & Finance
			23 Paul Martin	Funding & Finance
			24 Julie Koppenheffer	Funding & Finance



## Strategic Housing Implementation Plan (SHIP) Work Groups

Affordable Housing Community			Housing Policy Framework Technical Working Group Members	Technical Working Group
Name	Organization	Role		
1 Jim Bailey	Alamo Architects	SHIP Co-chair	1 Steve Yndo, Urban Land Institute	Removing Barriers to Supply and Affordable Housing
2 Christine Vina	VIA	SHIP Co-chair	2 Walter Martinez, San Antonio Community Development Council	Removing Barriers to Supply and Affordable Housing
3 Jonathan Butler	COSA-Office of Equity	Stakeholder	3 John Friesehahn, Imagine Homes	Removing Barriers to Supply and Affordable Housing
4 Mark Wittig	Housing First Communities	Stakeholder	4 Lee Darnold, Pulte/Centex	Removing Barriers to Supply and Affordable Housing
5 Leilah Powell	LISC	Stakeholder	5 Ed Berlanga, McMilen Homes (GSABA)	Removing Barriers to Supply and Affordable Housing
6 Bridgett White	COSA-Planning	Stakeholder	6 Victoria Dries Keeler, San Antonio Apartment Association	Removing Barriers to Supply and Affordable Housing
7 Richard Milk	SAHA	Stakeholder	7 Frank Moreno, NRN Homes	Removing Barriers to Supply and Affordable Housing
8 Jane Paccione	San Antonio Area Foundation	Stakeholder	8 Bill Shown, Silver Ventures	Removing Barriers to Supply and Affordable Housing
9 Veronica R. Soto	COSA-NHSD	Stakeholder	9 Natalie Griffith, Habitat for Humanity	Removing Barriers to Supply and Affordable Housing
10 David Meadows	COSA-EDD	Stakeholder	10 Sandra A. Tamez, Fair Housing Council	Removing Barriers to Supply and Affordable Housing
			11 Ashley Smith, Alamo Architects	Removing Barriers to Supply and Affordable Housing
			12 Anel Flores, Realtor	Removing Barriers to Supply and Affordable Housing
			13 Alejandra Villareal, attorney	Removing Barriers to Supply and Affordable Housing
			14 Salena Santibanez	Removing Barriers to Supply and Affordable Housing
			15 Nancy Lopez, LiftFund	Removing Barriers to Supply and Affordable Housing
			16 David Zammiello, Project Quest	Removing Barriers to Supply and Affordable Housing
			17 Juan Cano, Cano Development	Removing Barriers to Supply and Affordable Housing
			18 Christina Castano, VIA	Removing Barriers to Supply and Affordable Housing
			19 Rebecca Brune, SAAF	Removing Barriers to Supply and Affordable Housing
			20 Stephen Amberg, Mahncke Park	Removing Barriers to Supply and Affordable Housing
			21 Lou Bernardy, McCormack Baron Salazar	Removing Barriers to Supply and Affordable Housing
			22 Gabe Lopez, San Antonio Housing Trust Board/Jordan Foster Construction	Removing Barriers to Supply and Affordable Housing
			23 Frank Pakuszewski, 1836 Asset Development	Removing Barriers to Supply and Affordable Housing
			24 Jim Leonard, Greenboro Homes	Removing Barriers to Supply and Affordable Housing
			25 Rod Radle	Removing Barriers to Supply and Affordable Housing
			26 Belinda Garza Hartwig, SA Chamber of Commerce	Removing Barriers to Supply and Affordable Housing
			27 Darren James, KAI Texas	Removing Barriers to Supply and Affordable Housing

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SAN ANTONIO

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ESPAÑOL

## NEIGHBORHOOD &amp; HOUSING SERVICES DEPARTMENT

[sa.Gov Home](#) > Grants Monitoring and Administration (GMA) > GMA In Action

## GMA IN ACTION



## STAFF

VERÓNICA R. SOTO

Director, FAICP

PATRICIA SANTA CRUZ

Interim Grants Administrator

## FY 2022-2026 CONSOLIDATED PLAN &amp; PROPOSED FY 2022 (PY 2021) ACTION PLAN AND BUDGET

ENGLISH

ESPAÑOL

## \*\*\*PLEASE NOTE CHANGE TO PUBLIC COMMENT PERIOD AND CITY COUNCIL DATE\*\*\*

Please be advised that the public comment period for the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget has been extended to August 11, 2021 and City Council consideration for the adoption of the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget will take place on Thursday, August 12, 2021 at 9:00 am in the City Council Chamber, Municipal Plaza Building, located at 114 W. Commerce St. A briefing on this item will take place at the City Council B Session meeting on Wednesday August 11, 2021 at 2:00 pm. Both City Council meetings will be available to the public at AT&T channel 99, Grande channel 20, Spectrum channel 21, digital antenna 16, [www.sanantonio.gov/TVSA](http://www.sanantonio.gov/TVSA) and [www.Facebook.com/COSAGOV](https://www.facebook.com/COSAGOV). The meetings can also be accessed by calling (210) 207-5555 (English and Spanish options available).

Public comments may be submitted via comment card and e-mail through August 11, 2021. See details below. Citizens may also comment at the City Council Public Comment Session on August 11, 2021 at 5:00 p.m. Please visit the City's SA Speak Up website for more information <https://www.saspeakup.com/agendas>.

The City of San Antonio is in the process of completing the FY 2022-2026 Consolidated Plan and is initiating the development of the FY 2022 Action Plan and Budget. The public comment period to obtain input for the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget begins on June 2, 2021 and will remain open until August 11, 2021. The Consolidated Plan assesses affordable housing and community development needs for the City to identify priorities and goals on an estimated \$110 million for U.S Department of Housing and Urban Development (HUD) formula grant programs for FY 2022- 2026. These grants include Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) Program, HEARTH Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program. The FY 2022 Action Plan which includes HUD funding of approximately \$22.4 million dollars proposes eligible activities that addresses the priorities of the Consolidated Plan. A summary of the proposed Consolidated Plan goals and priorities and the proposed FY 2022 Action Plan budget is available for review and comment. The City of San Antonio is seeking input on how these funds should be utilized for the FY 2022 Action Plan and Budget.

Please see details in the [Public Information Summary](#).

All comments received by August 11, 2021 will be considered by the City of San Antonio prior to City Council adoption of the FY 2022 (PY 2021) Action Plan and Budget on Thursday, August 12, 2021.

## PUBLIC HEARING & COMMENT INPUT MEETING

The Neighborhood and Housing Services Department will hold two public hearings and a virtual community input meeting to receive comments on the proposed FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget. The first public hearing will take place at the Public Comment session beginning at 5 p.m. **Wednesday, June 16, 2021** in the City Hall Complex in either Municipal Plaza Building or City Hall. A virtual community input meeting will be held on **Wednesday, July 14, 2021 at 6:00 p.m.** The second public hearing will take place at the Public Comment session beginning at 5 p.m. on **Wednesday, August 4, 2021** in the City Hall Complex in either Municipal Plaza Building or City Hall. City Council consideration for the adoption of the FY 2022-2026 Consolidated Plan and FY 2022 (PY 2021) Action Plan and Budget will take place on Thursday, August 12, 2021 in the City Council Chamber, Municipal Plaza Building.

## PUBLIC COMMENT

Public Comment is your opportunity to address your City of San Antonio elected officials directly about issues that are important to you and your community. City Council A Session (Thursday) and Public Comment (Wednesday) meetings are held in-person. To sign-up to speak, please go to [www.sanantonio.gov/agenda](http://www.sanantonio.gov/agenda) and click on the eComment link for instructions or you may sign-up at the registration desk to physically speak in-person during the meeting. The registration desk opens one (1) hour prior to the posted meeting time and is located at the Municipal Plaza Building, 114 W. Commerce, San Antonio, TX 78205. Members of the public are given up to three minutes to speak, and groups are given up to nine minutes. This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, call (210) 207 7268 or 711 Texas Relay Service for the Deaf. Close captioning is available on broadcasts of the Council Meeting on cable channel 21-TVSA.

## COMMUNITY INPUT MEETING

A virtual community input meeting will be held to gather input on the proposed Consolidated Plan Priorities and the FY 2022 Action Plan and Budget. The meeting will be held via Webex. Please click on the link below to register.

### Virtual Community Input Meeting

**Wednesday, July 14, 2021 at 6:00 p.m.**

To join the meeting, you will need to click here at the time of the meeting. - **Meeting has already occurred.**

Or join by phone: +1-415-655-0001, Access Code: 177 353 5936. - **Access code has expired.**

Public Hearings and Community Input Session Proposed FY 2022-2026 Consolidated Plan Priorities & FY 2022 Action Plan Budget		
Date	Meeting	Location
Wednesday, June 16, 2021	1 <sup>st</sup> Public Hearing <i>In Person Meeting</i>	City Council Public Comment Session, 5:00 pm Municipal Plaza, City Council Chambers
Wednesday, July 14, 2021	Community Input Session <i>Virtual Meeting</i>	Webex Meeting 6:00 pm <a href="#">Register Here</a>
Wednesday, August 4, 2021	2 <sup>nd</sup> Public Hearing <i>In Person Meeting</i>	City Council Public Comment Session, 5:00 pm Municipal Plaza, City Council Chambers

*Comment Period June 2, 2021 – August 4, 2021*

## PUBLIC COMMENT PERIOD

A summary of the proposed Consolidated Plan goals and FY 2022 Action Plan activities will be available for review and comment from June 2, 2021 through August 11, 2021 on the City's website at [www.sanantonio.gov/qmainaction](http://www.sanantonio.gov/qmainaction). A summary of the proposed actions may be mailed upon request by contacting NHSD at (210) 207-6600 or by e-mail to [communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov) weekdays between 8:00 a.m. and 4:00 p.m.

- [Public Information Summary](#) (PDF - English)

Citizens may provide comments to the City's Neighborhood and Housing Services Department via [comment card](#); email at [communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov); or in writing to:

City of San Antonio  
Neighborhood and Housing Services Department  
Division of Grants Monitoring and Administration  
Attn: Grants Administrator  
1400 S. Flores  
San Antonio, Texas 78204

For more information, visit [www.sanantonio.gov/gmainaction](http://www.sanantonio.gov/gmainaction) or call (210) 207-6600.

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**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:**

08/16/2021

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

B-21-MC-48-0508

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

City of San Antonio

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

746002070

**\* c. UEI:**

LC5QCFLLCDJ4

**d. Address:**

**\* Street1:**

1400 South Flores

**Street2:**

Unit 3

**\* City:**

San Antonio

**County/Parish:**

Bexar

**\* State:**

TX: Texas

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

78204-1617

**e. Organizational Unit:**

**Department Name:**

Neighborhood & Housing Svcs

**Division Name:**

Grants Monitoring & Admin

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

**\* First Name:**

Veronica

**Middle Name:**

R.

**\* Last Name:**

Soto

**Suffix:**

**Title:**

Director

**Organizational Affiliation:**

**\* Telephone Number:**

210-207-6620

**Fax Number:**

210-207-5480

**\* Email:**

Veronica.Soto@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:

14.218

CFDA Title:

Community Development Block Grant

### \* 12. Funding Opportunity Number:

N/A

\* Title:

N/A

### 13. Competition Identification Number:

Title:

### 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="13,556,693.00"/>
* 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="1,926,000.00"/>
* g. TOTAL	<input type="text" value="15,482,693.00"/>

**\* 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:

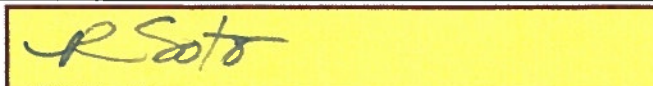
Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: 

\* Signature of Authorized Representative:

\* Date Signed:



## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**


**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

<b>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</b> 	<b>TITLE</b> Director
<b>APPLICANT ORGANIZATION</b> City of San Antonio	<b>DATE SUBMITTED</b> 08/16/2021

### 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:**

08/16/2021

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

M-21-MC-48-0508

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

City of San Antonio

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

746002070

**\* c. UEI:**

LC5QCFLLCDJ4

**d. Address:**

**\* Street1:**

1400 South Flores

**Street2:**

Unit 3

**\* City:**

San Antonio

**County/Parish:**

Bexar

**\* State:**

TX: Texas

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

78204-1617

**e. Organizational Unit:**

**Department Name:**

Neighborhood & Housing Svcs

**Division Name:**

Grants Monitoring & Admin

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

**\* First Name:**

Veronica

**Middle Name:**

R.

**\* Last Name:**

Soto

**Suffix:**

**Title:**

Director

**Organizational Affiliation:**

**\* Telephone Number:**

210-207-6620

**Fax Number:**

210-207-5480

**\* Email:**

Veronica.Soto@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:**

14.239

CFDA Title:

HOME Investment Partnerships Program

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

Title:

**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 35,20

\* b. Program/Project 35,20

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	5,529,909.00
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	2,972,800.00
* g. TOTAL	8,502,709.00

**\* 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.
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If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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☒ \*\* 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: Veronica

Middle Name: R.

\* Last Name: Soto

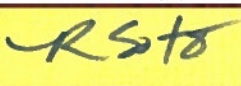
Suffix:

\* Title: Director

\* Telephone Number: 210-207-6620 Fax Number: 

\* Email: Veronica.Soto@sanantonio.gov

\* Signature of Authorized Representative:



\* Date Signed: 08/16/2021

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

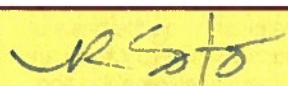
**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Director
APPLICANT ORGANIZATION City of San Antonio	DATE SUBMITTED 08/16/2021

**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:**

08/16/2021

**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:**

City of San Antonio

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

746002070

**\* c. UEI:**

LC5QCFLLCDJ4

**d. Address:**

**\* Street1:**

1400 South Flores

**Street2:**

Unit 3

**\* City:**

San Antonio

**County/Parish:**

Bexar

**\* State:**

TX: Texas

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

78204-1617

**e. Organizational Unit:**

**Department Name:**

Neighborhood & Housing Svcs

**Division Name:**

Grants Monitoring & Admin

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

**\* First Name:**

Veronica

**Middle Name:**

R.

**\* Last Name:**

Soto

**Suffix:**

**Title:**

Director

**Organizational Affiliation:**

**\* Telephone Number:**

210-207-6620

**Fax Number:**

210-207-5480

**\* Email:**

Veronica.Soto@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:

14.241

CFDA Title:

Housing Opportunities for People with AIDS (HOPWA)

### \* 12. Funding Opportunity Number:

N/A

\* Title:

N/A

### 13. Competition Identification Number:

Title:

### 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 35,20

\* b. Program/Project 35,20

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	2,295,029.00
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	2,295,029.00

**\* 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: Veronica

Middle Name: R.

\* Last Name: Soto

Suffix:

\* Title: Director

\* Telephone Number: 210-207-6620 Fax Number: 

\* Email: Veronica.Soto@sanantonio.gov

\* Signature of Authorized Representative:



\* Date Signed: 08/16/2021

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

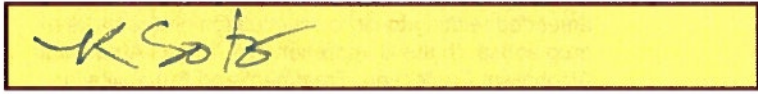
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
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<b>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</b> 	<b>TITLE</b> Director
<b>APPLICANT ORGANIZATION</b> City of San Antonio	<b>DATE SUBMITTED</b> 08/16/2021

**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:**

08/18/2021

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

E-21-MC-48-0508

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

City of San Antonio

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

746002070

**\* c. UEI:**

LC5QCFLLCDJ4

**d. Address:**

**\* Street1:**

1400 South Flores

**Street2:**

Unit 3

**\* City:**

San Antonio

**County/Parish:**

Bexar

**\* State:**

TX: Texas

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

78204-1617

**e. Organizational Unit:**

**Department Name:**

Neighborhood & Housing Svcs

**Division Name:**

Grants Monitoring & Admin

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

**\* First Name:**

Veronica

**Middle Name:**

R.

**\* Last Name:**

Soto

**Suffix:**

**Title:**

Director

**Organizational Affiliation:**

**\* Telephone Number:**

210-207-6620

**Fax Number:**

210-207-5480

**\* Email:**

Veronica.Soto@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:

HEARTH Emergency Solutions Grant

### \* 12. Funding Opportunity Number:

N/A

\* Title:

N/A

### 13. Competition Identification Number:

Title:

### 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="1,117,308.00"/>
* 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="1,117,308.00"/>

**\* 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:

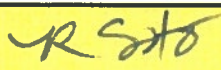
Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: 

\* Signature of Authorized Representative:

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

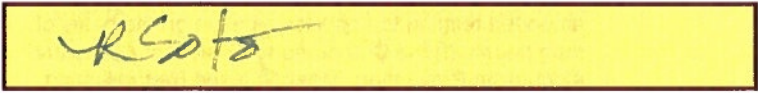
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
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8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
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13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

<b>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</b> 	<b>TITLE</b> Director
<b>APPLICANT ORGANIZATION</b> City of San Antonio	<b>DATE SUBMITTED</b> 08/16/2021



## 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.

**Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant 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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

8/16/2021

Date

Director

Title

## Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2021-2023 [a period specified by the grantee 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.

In addition, 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 jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

## OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having 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 to meet such needs.



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Signature of Authorized Official

8/16/2021

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Date

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Director

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**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.



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Signature of Authorized Official

8/16/2021

Date

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Director

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Title

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient 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 recipient 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 recipient 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 recipient 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 recipient 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 recipient 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 these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient 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 recipient 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 recipient undertakes with assistance under ESG are consistent with its consolidated plan.

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**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.

**Subsidy layering** -- 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;



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Signature of Authorized Official

8/16/2021

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Date

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Director

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Title

## Housing Opportunities for Persons With AIDS 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 consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
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Signature of Authorized Official

8/16/2021  
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Date

Director  
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**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from 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.



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Signature of Authorized Official

8/16/2021

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Date

Director

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Title



## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **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.