



# City of San Antonio

**FY 2023 Action Plan**

**HUD PY 2022**



Community Development Block Grant (CDBG)

HOME Investment Partnerships Program (HOME)

Emergency Solutions Grant (ESG)

Housing Opportunities for Persons with AIDS (HOPWA)

Council Action on August 4, 2022



**FY 2023 ACTION PLAN**  
*(HUD Program Year 2022)*  
*(October 1, 2022-September 30, 2023)*

**MAYOR & CITY COUNCIL**

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

U.S. Department of Housing and Urban Development  
San Antonio Field Office, Region VI  
Office of Community Planning and Development  
H.F. Garcia Federal Bldg/US Courthouse  
615 East Houston Street, Suite 347  
San Antonio, Texas 78205

**Submitted by:**

City of San Antonio  
Neighborhood and Housing Services Department  
100 W. Houston Street  
San Antonio, Texas 78205

## Executive Summary

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

#### 1. Introduction

The City of San Antonio (the City) developed the FY 2023 (PY 2022) Action Plan at a time of tremendous focus and attention to the community's housing and community development needs. The federal resources detailed in this Action Plan are a bedrock of the City's new 10-year housing plan and a critical resource for addressing long entrenched issues of housing quality and access.

This is the second-year plan under the FY 2022-2026 Consolidated Plan. The Action Plan provides a concise summary of actions, activities, and resources that the City will deploy that fiscal year to address the needs identified in the Consolidated Plan. In FY 2023, the City anticipates receiving approximately \$22.9 million in federal formula grants awarded through the U.S. Department of Housing and Urban Development (HUD). These grants include the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program. Additionally, this Action Plan includes roughly \$3.5 million in program income and prior year savings for a total FY 2023 (PY 2022) Action Plan budget of nearly \$26.4 million.

Ensuring decent, safe, affordable housing is the marquee priority of this plan. As directed by the residents of San Antonio, this Action Plan commits 74% of the resources detailed herein to the preservation of existing owner-occupied homes, the development of new affordable housing, furthering fair housing opportunities, and assisting first-time homebuyers.

This plan also reflects an abiding concern for the wellbeing of residents with a specific focus on people in crisis, those who are unhoused, or otherwise at-risk. The City continues its investment in programs that serve youth, seniors, people with disabilities, people living with AIDS, and homeless individuals and families. Leveraged with bond and general fund revenue – and executed in partnership with community stakeholders – the City proposes a suite of community development programming and activities to strengthen community resiliency and expand access to opportunity.

#### 2. Summarize the objectives and outcomes identified in the Plan

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.*

The Five-Year Consolidated Plan is built on five key priorities that were identified through a Needs Assessment, Market Analysis, community engagement process, and was developed in alignment with ongoing City plans and initiatives. Residents and stakeholders were asked to provide input on needs and priorities which were distilled into the following priorities and goals.

**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 homeownership 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 support 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**

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

As detailed in the City's most recent Consolidated Annual Performance and Evaluation Report (CAPER) submission, the City largely met or exceeded the goals detailed in the previous Consolidated Plan including 640 owner-occupied homes rehabilitated, assisting in the development of 515 affordable rental units, and assisting 287 first-time homebuyers. These programs are carried out by the Neighborhood and Housing Services Department (NHSD) which is responsible for overseeing the City's affordable housing and community development programs.

In addition to CDBG and HOME funded activities, NHSD oversees implementation of the City's first affordable housing bond, the tax increment financing program, housing policy and provides staff support for the resident-led Housing Commission. NHSD's work is guided by the Strategic Housing Implementation Plan (SHIP), a 10-year roadmap to address San Antonio's housing needs. The SHIP identifies 95,000 households in Bexar County in need of affordable housing options and calls for building or preserving over 28,000 affordable homes over 10 years. While much remains to be done, there was encouraging progress in FY 2022 (PY 2021). Major accomplishments include:

- City Council adopted the Housing Voucher Incentive Policy to ensure city-funded developments are accessible to households who use vouchers to pay rent.
- City Council adopted the SHIP.
- Voters passed first ever Housing Bond totaling \$150 million.
- Housing Commission authored a set of guiding principles for the new 2022-2027 Housing Bond and established new subcommittees to guide the implementation of the SHIP.
- The Fee Waiver program and the LIHTC Resolution of Support/No Objection policies were amended to align with the SHIP through strong anti-displacement measures, proximity to transit, jobs, and cultural assets.
- Fee Waiver Program assisted in the creation of 2,162 affordable rental units and 60 affordable homes for sale and provided support to 80 owner-occupied rehabilitation homes.
- The Homeownership Incentive Program welcomed 202 First Time Homebuyer Class attendees.

- Over 700 residents and counting have been supported through the Fair Housing Program.
- The City received a \$2.4 million grant from HUD to expand Right to Counsel pilot program.

#### **4. Summary of Citizen Participation Process and consultation process**

##### *Summary from citizen participation section of plan.*

In the past several years, the City has undertaken significant public engagement initiatives to assess the housing and community development needs of residents. Beginning in 2018, the City commissioned the National Association for Latino Community Asset Builders (NALCAB) which 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. These efforts marked a significant step forward in understanding the community's housing needs and ideas to address those needs. Building on those efforts, the City developed the Strategic Plan to Respond to Homelessness in San Antonio and Bexar County in 2020 and, in 2021, the City worked with Grounded Solutions Network to draft Growing Together: An Anti-Displacement Agenda for San Antonio. Later, in December 2021, City Council approved the Strategic Housing Implementation Plan (SHIP) to actualize the strategies presented in the Housing Policy Framework. Developed in collaboration with community and housing stakeholders, the SHIP determines timelines, partners, specific action steps and funding approaches for the City's 10-year housing goals which were adjusted upwards through the planning process. Altogether, the City has engaged thousands of residents across the previous four years and initiated a major overhaul in its approach to expanding housing and economic opportunity.

The FY 2022-2026 (PY 2021-2025) Consolidated Plan carried on these planning efforts and was itself developed with extensive public input including small-group stakeholder discussion, public hearings, and an online survey that garnered approximately 600 responses.

##### FY 2023 (PY 2022) Action Plan

The City issued a public notice on May 29, 2022 announcing the first public hearing date and commencement of the public comment period. Altogether, the City hosted two public hearings, one in-person community input meeting and one virtual community input session during the public comment period which concluded on August 3, 2022. In total, three public notices were published in the San Antonio Express News in English and Spanish. Public Notices were also posted on the City's website at [www.sanantonio.gov/gma](http://www.sanantonio.gov/gma) and included information on how to access the draft plan for review and how to provide comment. The City provided up-to-date engagement information including meeting details, a draft plan, and summary materials at its one-stop online engagement platform, SASpeakUp.com where the FY 2023 (PY 2022) Action Plan web page recorded a total of 1,788 views.

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

*This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.*

All comments received may be viewed in full in the Summary of Citizen Participation attachment. A summary is included here.

- Two commentors disagreed with the decrease in CDBG funding from FY 2022 levels for the Minor Repair and Owner-Occupied Rehabilitation programs and advocated for \$13 million in the FY 2023 (PY 2022) Action Plan to be committed to these programs.
- One commentor disagreed with the increase in CDBG funding for new homeownership housing and advocated for more funding for rental housing development.
- Another commentor advocated for home rehabilitation programs, housing for youth aging out of foster care, supportive housing for youth, and an expanded RFP process for gap funding for affordable housing developments.

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

The City accepted all comments.

## **7. Summary**

The City's FY 2023 (PY 2022) Action Plan is in line with the five priorities outlined in the Five-Year Consolidated Plan.



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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

*Describe the agency/entity 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 (optional)

The City's Neighborhood and Housing Services Department (NHSD) Grants Monitoring and Administration Division (GMA) is the lead administrator responsible for the development of the Consolidated Plan and Annual Action Plans. GMA is responsible for oversight of the CDBG and HOME programs. The City's Department of Human Services (DHS) oversees HOPWA and HESG funding.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City regularly consults with other public and private agencies that provide assisted housing, health services, and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons), community-based and regionally-based organizations that represent protected class members, and organizations that enforce fair housing laws as described below.

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

The City of San Antonio's Department of Human Services (DHS) coordinates with service agencies by providing delegate agency funding to support programs in the areas of education, family and individual well-being, and community safety net.

DHS serves as the administrator of the HOPWA and ESG funds and procures services from eligible community partners who are then designated “delegate agencies.” Investments are directed to nine funding priorities with whom DHS convenes bi-annually to engage in “learning collaboratives.” The intent of these learning collaboratives is to facilitate discussions on service delivery best practices and leveraging community resources through the establishment of collaborations to achieve goals as well as provide technical assistance. DHS participates in several workgroups convened by SARA, the homeless Continuum of Care, and serves on the board of directors for the CoC. Since 2017 DHS has served on the San Antonio Area HIV/AIDS Planning Council as a board member. DHS coordinates housing assistance and services for homeless persons by requiring delegate agencies to utilize our community’s Coordinated Entry system, Homelink, which assess acuity levels and needs to prioritize the most vulnerable. In April 2020, in response to COVID-19, DHS also launched the Homeless Connection Hotline which serves as an access point for services by conducting needs assessments for individual and families experiencing or at risk of homelessness. The Hotline is then able to connect clients to homeless prevention resources as well as provide system navigation to community services.

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 the certified Community Housing Development Organizations (CHDOs) that service San Antonio and its surrounding areas as well other housing stakeholders.

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 contracting 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

CoC performance standards for 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 SARA, 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 emergency shelter, outreach, and rapid re-housing. The Consolidated Funding RFP Evaluation Panel consisted of subject matter experts from the City, SARA, 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 SARA 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 SARA 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 FY2022, ESG-CV rapid rehousing programs were extended in accordance with HUD CPD Notice 22-06 to allow for continued program delivery thru September 2023.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

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

1	<b>Agency/Group/Organization</b>	Alamo Community Group
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alamo Community Group (ACG) is a private, nonprofit, 501(c)3 organization that was founded in 1990 to serve families in San Antonio and Bexar County. Its mission is to develop, own and manage quality affordable housing in a community environment that promotes resident education, self-sufficiency, leadership, and volunteerism through successful partnerships. 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.
2	<b>Agency/Group/Organization</b>	Alamo Area Council of Governments
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need 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>	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.

3	<b>Agency/Group/Organization</b>	BOYS AND GIRLS CLUB OF SAN ANTONIO
	<b>Agency/Group/Organization Type</b>	Services-Children
	<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>	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 Development
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<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 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.
6	<b>Agency/Group/Organization</b>	Communities in Schools of San Antonio
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<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>	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.
7	<b>Agency/Group/Organization</b>	City of San Antonio, Dept. 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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy 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 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. DHS and NHSD consult on a regular basis in the delivery of entitlement programming and on projects to meet the housing needs of vulnerable residents.
8	<b>Agency/Group/Organization</b>	City of San Antonio Disability Access Office
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities 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>	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 informs 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.



9	<b>Agency/Group/Organization</b>	City of San Antonio Neighborhood and Housing Services
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<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 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 homeowner rehab programs.
10	<b>Agency/Group/Organization</b>	City of San Antonio - Development Services Department
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas 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 inform 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.

11	<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.
12	<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.
13	<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.
14	<b>Agency/Group/Organization</b>	Fair Housing Council
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need 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>	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 homeowner's insurance. This agency participated in Consolidated Plan meeting. The organization provided input on housing needs and fair housing.
15	<b>Agency/Group/Organization</b>	Local Initiatives Support Corporation (LISC)
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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.
16	<b>Agency/Group/Organization</b>	Habitat for Humanity of San Antonio
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment 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.
17	<b>Agency/Group/Organization</b>	HAVEN FOR HOPE
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless 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>	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.
18	<b>Agency/Group/Organization</b>	Prospera Housing Community Services
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need 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>	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.
19	<b>Agency/Group/Organization</b>	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 Need 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>	The charge of the Housing Commission is to serve as a public oversight Board to guide the implementation of recommendations from the SHIP 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 we have determined there is more need for affordable housing.
20	<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.
21	<b>Agency/Group/Organization</b>	Neighborhood Housing Services of San Antonio
	<b>Agency/Group/Organization Type</b>	Housing Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need 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>	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.
22	<b>Agency/Group/Organization</b>	Project MEND
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<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>	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.
23	<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.

24	<b>Agency/Group/Organization</b>	Parent Child Incorporated of San Antonio
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<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>	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 Business Leaders
	<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 - Narrowing the Digital Divide
	<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 and wrap around services for residents. This agency participated in meetings for the development of the Plan and the City regularly consults with SAHA to inform our planning process. This includes collaboration on housing development and preservation, environmental review, and bridging the digital divide. Collaboration with SAHA is ongoing.
28	<b>Agency/Group/Organization</b>	San Antonio Housing Trust
	<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 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.

29	<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.
30	<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.
31	<b>Agency/Group/Organization</b>	City of San Antonio - Office of Innovation
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide 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 Office of Innovation (OI) works to improve City operations, manage special projects, and lead major initiatives, while promoting a culture of innovation; addressing the digital divide is a key component of the Office's work. OI consulted on the development of the Consolidated Plan and assessment of resident need for broadband connectivity and access to devices. OI's Digital Inclusion Coordinator is responsible for coordinating and collaborating with internal and external stakeholders to expand digital infrastructure and improve access to devices and digital literacy.
32	<b>Agency/Group/Organization</b>	City of San Antonio - Office of Historic Preservation
	<b>Agency/Group/Organization Type</b>	Agency - Management of Public Land or Water Resources 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 Office of Historic Preservation (OHP) protects the historic, cultural, architectural and archeological resources that make San Antonio unique. NHSD and OHP consulted on the development of the Deconstruction Ordinance, an effort to reduce construction and demolition waste by recapturing building materials that would normally be directed to the landfill. Once it is fully implemented, the Deconstruction Ordinance would apply to grant funded housing activities, improving the sustainability of these programs and building community resiliency.
33	<b>Agency/Group/Organization</b>	City of San Antonio - Office of Sustainability
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources 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>	Staff met with leadership from the Office of Sustainability to review the adopted Climate Action & Adaptation Plan and discuss how goals in the CAAP can be met in the Annual Action Plan. In alignment with SHIP goal HPRR9, staff will continue to coordinate with the Office of Sustainability to identify strategies for meeting the City's climate goals with future HUD funding, such as heat island mitigation in lower-income communities, sustainable transportation access in underserved neighborhoods, and weatherization programs for low- and moderate-income residents.

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

The City makes a strong effort to include a wide array of community stakeholder agencies. No agencies were intentionally excluded from consultation.

**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?
Continuum of Care	South Alamo Regional Alliance for the Homeless (SARAH)	SARAH releases an annual Point in Time (PIT) count that analyzes the demographics of the existing homeless population along with trends related to specific sub-groups of the population of homeless persons and families. The report also examines the current drivers of homelessness. This report informed the City's goals related to developing new affordable rental housing to expand the amount of available affordable rental housing; providing low to moderate income households at risk of eviction or foreclosure with short term rent, mortgage, and utility assistance; providing housing supportive services including housing counseling for foreclosure and eviction prevention; providing services & housing for people experiencing homelessness, and providing services to prevent at-risk persons from experiencing homelessness.
Housing Policy Framework	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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Strategic Housing Implementation Plan	Neighborhood & Housing Services Department	The SHIP provides a roadmap to actualize goals set forth in the Housing Policy Framework. The Plan was adopted by City Council in 2021 and includes timelines, partners, specific action steps and funding approaches. The SHIP was developed in partnership with over 100 community members and the plan was also adopted by Bexar County Commissioners Court, San Antonio Housing Authority, and the San Antonio Housing Trust.
Strategic Plan to Respond to Homelessness in San A	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.
Growing Together: An Anti-Displacement Agenda for	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.
Status of Poverty Report - 2019	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.
SA Climate Action & Adaptation Plan	Office of Sustainability	SA Climate Ready, the Climate Action and Adaptation Plan, is San Antonio's plan to meet the present and future challenges of a changing climate, building on actions already enacted for a low-carbon future. The CAAP identifies strategies to reduce the risk of flooding, to manage water resources, and to mitigate climate-related displacement of low- and moderate-income residents.
Measuring the Digital Divide: A Digital Inclusion Assessment	City of San Antonio Office of Innovation	This 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 3 – Other local / regional / federal planning efforts**

### **Narrative (optional)**

The City is working to develop 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 aims to:

- 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.
- Keep the City and its partners accountable for investment and production targets.

The City's Homeless Strategic Plan guides 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.

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. 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 Bexar County/San Antonio's 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.

## **AP-12 Participation – 91.105, 91.200(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 solicited public feedback on the FY 2023 Action Plan via in-person and virtual meetings and through an online survey via the SASpeakUp platform ([www.saspeakup.com](http://www.saspeakup.com)), the City's centralized online platform for public comment and engagement. Up-to-date information on engagement opportunities, summary information, and a draft copy of the Action Plan were available on the SASpeakUp website where residents could also provide feedback on the Action Plan priorities. Residents could also access public notices and information on how to review and provide feedback on the draft plan at [www.sanantonio.gov/GMA](http://www.sanantonio.gov/GMA).

The City published three public notices in the San Antonio Express News and on its website in both English and Spanish and updated residents on the Action Plan process through the Neighborhood and Housing Services Department newsletter. A public notice published on May 29, 2022 informed residents of the public comment period from June 13, 2022 to August 3, 2022. In total, staff hosted four meetings during this time including two in-person public hearings, one in-person community input session, and one virtual community input session. The draft Action Plan was available for public comment from July 3, 2022 to August 3, 2022.



## 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	Public Meeting	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	9 people attended two community input meetings hosted on June 18, 2022 (1 attendee) and June 22, 2022 (7 attendees).	A complete summary of comments received is included as an attachment to the Action Plan.	All comments were accepted.	
2	Internet Outreach	Non-targeted/broad community	1,788 webpage engagements, 7 comments received	A complete summary of comments received is included as an attachment to the Action Plan.	All comments were accepted.	<a href="http://www.saspeakup.com">www.saspeakup.com</a>

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)
4	Public Hearing	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Two Public Hearings were conducted. June 15, 2022 at City Council Chambers and August 3, 2022 at City Offices.	No comments received.	No comments received.	
5	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 13, 2022 through August 3, 2022 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 May 29, 2022, July 3, 2022, and July 28, 2022 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 Action Plan.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City anticipates receiving approximately \$22.9 million in FY 2023 (PY 2022) through the CDBG (\$12.9M), HOME (\$6.2M), ESG (\$1.1M), and HOPWA (\$2.7M) entitlements. Additionally, this Action Plan budgets \$250,000 in estimated CDBG program income and \$238,678.26 in prior year CDBG resources, \$2,401,136 in HOME program income and \$610,123 in prior year HOME resources. Collectively, the new entitlements and estimated program income will provide approximately \$26.4 million for the FY 2023 (PY 2022) Action Plan. All funds are directed toward activities that are consistent with the strategic goals outlined in the FY 2022-2026 (PY 2021-2025) Five-Year Consolidated Plan.

#### 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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	12,848,225	250,000	238,678	13,336,903	39,805,332	Funds include entitlement, projected Program Income and prior year 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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	6,190,784	2,401,136	610,123	9,202,043	12,475,200	Funds include entitlement, projected Program Income and prior year resources.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,714,440	0	0	2,714,440	6,282,072	Only entitlement funds included.

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	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,139,581	0	0	1,139,581	3,240,267	Only entitlement funds included.

**Table 5 - 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**

The Strategic Housing Implementation Plan (SHIP) provides a 10-year funding plan that outlines three primary strategies to increase city investment to produce more stable funding sources for housing. These strategies include direct funding, indirect funding by way of land acquisition, and financial tools. The resources allocated in this Action Plan provide direct funding that may be leveraged alongside private, state, and local funds.

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 allows the City to issue bonds for affordable housing purposes. In May 2022, voters approved the City’s first housing bond which provides \$150 million to support affordable housing goals.

Developed by a 32-member Community Bond Committee, and in alignment with the SHIP, the 2022 Housing Bond Framework identifies five priority categories for investment including: owner-occupied rehabilitation (\$45 million), rental housing preservation (\$40 million), production of new rental housing (\$35 million), permanent supportive housing with onsite supportive services (\$25 million), and the production of homes for ownership (\$5 million). These priority categories largely align with goals espoused within the Consolidated Plan and have been consistent priorities for the public at large. Where practicable, the City will leverage bond or other local funds alongside these federal funds to maximize outcomes for low- and moderate-income residents.

**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 does not preclude the fact that City owned property may be used to address community needs in the implementation of this Plan.

**Discussion**

All the funding in the FY 2023 (PY 2022) Action Plan is being directed toward activities consistent with the strategic goals outlined in the Five-Year Consolidated Plan.

## 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: \$4,516,342 HOME: \$3,870,990	Homeowner Housing Rehabilitated: 53 Household Housing Unit
2	1B: Development of New Housing for Ownership	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: \$2,650,000 HOME: \$2,302,043	Homeowner Housing Added: 110 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: 9 Households Assisted
4	1D: Develop New Affordable Rental Housing	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: \$1,000,000 HOME: \$2,154,010	Rental units constructed: 500 Household Housing Unit
5	1E: Further Fair Housing Opportunities	2021	2025	Affordable Housing Homeless		Provide Decent Safe Affordable Housing	CDBG: \$300,000	Public service activities for Low/Moderate Income Housing Benefit: 200 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: \$2,714,440	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 75 Beds HIV/AIDS Housing Operations: 111 Household Housing Unit
7	2B: Services for Special Needs Populations	2021	2025	Non-Housing Community Development		Provide for Special Needs Populations	CDBG: \$447,422	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
8	2C: Prevent Eviction and Foreclosure	2021	2025	Non-Housing Community Development		Provide for Special Needs Populations	CDBG: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 178 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	Public service activities other than Low/Moderate Income Housing Benefit: 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: \$1,139,581	Tenant-based rental assistance / Rapid Rehousing: 83 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 2730 Beds Other: 300 Other
12	4A: Improve Public Facilities	2021	2025	Non-Housing Community Development		Provide for Special Needs Populations	CDBG: \$750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
16	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 6 – Goals Summary**

## Goal Descriptions

1	Goal Name	1A: Rehabilitate Existing Housing Stock
	Goal Description	Includes CDBG and HOME funding for the Owner Occupied Rehabilitation or Reconstruction Program and Housing Delivery activity.

2	<b>Goal Name</b>	1B: Development of New Housing for Ownership
	<b>Goal Description</b>	This goal includes outcomes from the Development of Affordable Homeownership Housing and CHDO Operating Expense Awards.
3	<b>Goal Name</b>	1C: Provide homebuyer assistance
	<b>Goal Description</b>	This goal includes outcomes from the Homeownership Incentive Program.
4	<b>Goal Name</b>	1D: Develop New Affordable Rental Housing
	<b>Goal Description</b>	This goal includes outcomes from affordable rental housing development.
5	<b>Goal Name</b>	1E: Further Fair Housing Opportunities
	<b>Goal Description</b>	This goal includes outcomes from Fair Housing Activities.
6	<b>Goal Name</b>	2A: Provide Housing and Services for HOPWA
	<b>Goal Description</b>	Provide Housing and Services for HOPWA
7	<b>Goal Name</b>	2B: Services for Special Needs Populations
	<b>Goal Description</b>	Provide for Special Needs Populations such as childcare, youth services, and case management for burdened homeowners.
8	<b>Goal Name</b>	2C: Prevent Eviction and Foreclosure
	<b>Goal Description</b>	Services to prevent eviction and foreclosure
9	<b>Goal Name</b>	2D: Provide Services to Prevent Homelessness
	<b>Goal Description</b>	Housing Support Services to prevent homelessness

10	Goal Name	3A: Provide Housing & Services for Homeless
	Goal Description	ESG funding to provide housing and services for homeless. Activities include emergency shelter, homeless outreach and rapid-rehousing.
12	Goal Name	4A: Improve Public Facilities
	Goal Description	Funding to assist with construction costs for childcare facility at Women's Wellness Campus
16	Goal Name	5A: Provide Financial Literacy Training
	Goal Description	Provide Financial Literacy

## Projects

### AP-35 Projects – 91.220(d)

#	Project Name
1	CDBG: Administration and Planning
2	CDBG: Housing Delivery
3	CDBG: Public Services - Fair Housing Activities
4	CDBG: Single Family Rehabilitation Activities
5	CDBG: Activities in Support of Affordable Rental Housing Development
6	CDBG: Activities in Support of Affordable Homeownership Housing Development
7	CDBG: Public Facility Women's Wellness Center
8	CDBG: Public Services - Emergency Housing Assistance Program
9	CDBG: Public Services - Parks and Recreation Programs
10	CDBG: Public Service Activities - Housing Support Programs
11	CDBG: Public Services - Financial Education Program
12	CDBG: Public Services - Case Management
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	ESG: Program and Services

**Table 7 - Project Information**

### **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

1	<b>Project Name</b>	CDBG: Administration and Planning
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$2,573,139
	<b>Description</b>	CDBG funds will be utilized to partially or fully fund 38 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>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - administrative activity
	<b>Location Description</b>	N/A - administrative activity
	<b>Planned Activities</b>	CDBG funds will be utilized to partially or fully fund 38 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.
2	<b>Project Name</b>	CDBG: Housing Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$516,342
	<b>Description</b>	CDBG funds will be used to fully fund the administrative costs of 8 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>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	CDBG funds will be used to fully fund the administrative costs of 8 positions that support the delivery of the City's Green and Healthy Homes Initiative, Minor Repair and the Owner-Occupied Rehabilitation/Reconstruction Program.
<b>3</b>	<b>Project Name</b>	CDBG: Public Services - Fair Housing Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	1E: Further Fair Housing Opportunities
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	CDBG: \$300,000
	<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>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist 200 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>	
	<b>Goals Supported</b>	1A: Rehabilitate Existing Housing Stock
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	CDBG: \$4,000,000
	<b>Description</b>	The City will utilize CDBG funds to fund the Owner-Occupied Rehabilitation Program.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist 30 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 and lead based paint abatement.
5	<b>Project Name</b>	CDBG: Activities in Support of Affordable Rental Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	1D: Develop New Affordable Rental Housing
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	CDBG: \$1,000,000

	<b>Description</b>	
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 200 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.
6	<b>Project Name</b>	CDBG: Activities in Support of Affordable Homeownership Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	1B: Development of New Housing for Ownership
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	CDBG: \$2,650,000
	<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>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 60 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.
7	<b>Project Name</b>	CDBG: Public Facility Women's Wellness Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	4A: Improve Public Facilities
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	CDBG: \$750,000
	<b>Description</b>	CDBG funding will support development costs associated with the Specialty Nursery at the Women's Wellness Campus (WWC). The WWCs vision is to coordinate collaborative care that addresses the medical, clinical, behavioral, social, and recovery issues of young mothers in crisis and their babies. Services at the WWC are limited to young mothers and their children that are experiencing or recovering from homelessness, addiction, mental health issues, recent incarceration, or human trafficking. Once complete, the WWC will include residential buildings, a clinic, nursery, outdoor playground and garden, two detention ponds and an administration building. CDBG funding will only support the development of the Specialty Nursery.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 20 children will benefit from the 24-hour specialized nursery.
	<b>Location Description</b>	The Women's Wellness Center will serve women and their children from all parts of San Antonio.

	<b>Planned Activities</b>	The City of San Antonio is proposing to utilize \$750,000 in CDBG funding to support development costs associated with construction of the Specialty Nursery, a 10-room, 4,774 square foot facility that will provide Neonatal Abstinence Syndrome (NAS) care including withdrawal symptom monitoring with medication management, nutritional support (including oral-gastric tube feedings if needed), and nonpharmacologic soothing techniques. Specially trained Registered Nursing and Advanced Practice Nursing staff will conduct daily examination for weight growth and overall wellness. Estimated development costs for the Specialty Nursery are \$1.1 million. The Specialty Nursery is the only component of the Women's Wellness Campus that will be supported with CDBG funding. Additional services present on the campus <b>will not</b> utilize CDBG funding.
8	<b>Project Name</b>	CDBG: Public Services - Emergency Housing Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	2C: Prevent Eviction and Foreclosure
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	Funding will be utilized for emergency rent or mortgage assistance and or utility assistance for up to three consecutive months to assist vulnerable populations at risk of homelessness due to COVID-19 or another financial hardship. Eligible households must have incomes that are at or below 80% Area Median Income. Funding may also be used to support housing navigators to provide case management and housing stability services to clients.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Emergency Housing Assistance Program will assist 178 households with rent, mortgage and utility assistance who are facing financial hardships that affect overall affordability and ability to maintain safe housing that may cause imminent homelessness.
	<b>Location Description</b>	City-wide

	<b>Planned Activities</b>	The Emergency Housing Assistance Program will assist households with rent, mortgage and utility assistance who are facing financial hardships that affect overall affordability and ability to maintain safe housing that may cause imminent homelessness. Assistance may be provided for up to three consecutive months to assist vulnerable populations at risk of homelessness due to a crisis in the household or COVID-19. Eligible households must have incomes that are at or below 80% Area Median Income. Funding may also be used to support housing navigators to provide case management and housing stability services to clients.
9	<b>Project Name</b>	CDBG: Public Services - Parks and Recreation Programs
	<b>Target Area</b>	
	<b>Goals Supported</b>	2B: Services for Special Needs Populations
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	CDBG: \$347,422
	<b>Description</b>	CDBG funds will be used to fund two Parks and Recreation summer programs – The Summer Youth Program and the Community Centers Extended Hours Program.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 2,000 youth/children will be served under both programs.
	<b>Location Description</b>	CDBG eligible community centers

	<b>Planned Activities</b>	<p>Summer Youth Program – \$273,282 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.</p>
10	<b>Project Name</b>	CDBG: Public Service Activities - Housing Support Programs
	<b>Target Area</b>	
	<b>Goals Supported</b>	2D: Provide Services to Prevent Homelessness
	<b>Needs Addressed</b>	Provide for 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>	9/30/2023
	<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 205 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.
11	<b>Project Name</b>	CDBG: Public Services - Financial Education Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	5A: Provide Financial Literacy Training
	<b>Needs Addressed</b>	Provide Economic 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>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program aims assist 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.

12	<b>Project Name</b>	CDBG: Public Services - Case Management
	<b>Target Area</b>	
	<b>Goals Supported</b>	2B: Services for Special Needs Populations
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Housing Navigators will provide proactive case management to low- and moderate-income homeowners.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 families will be supported by case management services in FY 2023 (PY 2022), the activity's first year.
	<b>Location Description</b>	City-wide
13	<b>Planned Activities</b>	Two Housing Navigators will provide proactive case management services to eligible clients in low- and moderate-income areas. Housing Navigators will connect eligible residents to City and nonprofit services that may assist in rectifying code violations and addressing other concerns noted during the code enforcement process such as suspected domestic violence, the wellbeing of children, and elderly care. While Housing Navigators will collaborate and work closely with Code Enforcement Officers, services provided through this new City program are distinct from Code Enforcement and exceed the support provided by the City's standard Code Enforcement program. <b>CDBG funds will not be used to correct code enforcement violations.</b>
	<b>Project Name</b>	HOME: Grant Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$600,000
	<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>	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>14</b>	<b>Project Name</b>	HOME: Single Family Rehabilitation and Reconstruction
	<b>Target Area</b>	
	<b>Goals Supported</b>	1A: Rehabilitate Existing Housing Stock
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	HOME: \$3,870,990
	<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>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will benefit 23 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.
15	<b>Project Name</b>	HOME: Rental Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	1D: Develop New Affordable Rental Housing
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	HOME: \$2,154,010
	<b>Description</b>	HOME funds are set-aside to support multi-family rental development activities.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 300 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
16	<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>Project Name</b>	HOME: Homeownership Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	1B: Development of New Housing for Ownership
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	HOME: \$2,002,043
	<b>Description</b>	This funding will be utilized for homeownership housing development.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 50 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>	
	<b>Goals Supported</b>	1C: Provide homebuyer assistance
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	HOME: \$275,000
	<b>Description</b>	This funding will be utilized for homebuyer assistance.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 9 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>18</b>	<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>Project Name</b>	HOME: CHDO Operating Expense
	<b>Target Area</b>	
	<b>Goals Supported</b>	1B: Development of New Housing for Ownership
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	HOME: \$300,000
	<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>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	
<b>19</b>	<b>Project Name</b>	HOPWA: Housing and Supportive Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	2A: Provide Housing and Services for HOPWA
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	HOPWA: \$2,714,440
	<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>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist a total of 1,191 unduplicated 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. \$1,054,613 will be used for long term tenant based rental assistance to provide housing rental vouchers to 150 persons; \$320,741 will be used for transportation to serve 139 persons; \$284,347 will be used for transitional housing services to be provided to 65 persons; \$241,904 will be used for housing assistance to be provided to 197 persons; \$293,452 will be used for food and nutrition programs to serve 500 persons; \$82,792 will be used for Newly Empowered Woman Program to assist 10 persons; \$129,497 will be used for case management services to be provided to 130 persons and \$234,799 will be used for Emergency Financial Assistance. City Administration costs will be \$72,295. At the time submission, contract negotiation with Project Sponsors is still ongoing; however, administrative expenses for HOPWA project sponsors will not exceed 7% of the City's allocation to the Agency.
<b>20</b>	<b>Project Name</b>	ESG: Program and Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	3A: Provide Housing & Services for Homeless

	<b>Needs Addressed</b>	Provide Housing/Supportive Services for Homeless
	<b>Funding</b>	ESG: \$1,139,581
	<b>Description</b>	ESG 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>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will provide food assistance to 2,730 homeless individuals residing in a homeless shelter; 83 households through the Rapid-Rehousing Program; and 300 individuals/households will be engaged through the homeless street outreach team.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	<p>ESG is funding the following activities:</p> <p>Emergency Shelter - \$367,968</p> <p>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 2,730 homeless persons through this effort.</p> <p>Rapid Re-housing - \$516,297</p> <p>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 - \$234,601</p> <p>Outreach funds are used to engage with individuals experiencing homelessness and are considered unsheltered in San Antonio. The City will engage 300 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 – \$20,715</p>

## **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**

The City of San Antonio does not currently direct its investments in specific geographic areas.

### **Rationale for the priorities for allocating investments geographically**

The City of San Antonio does not currently direct its investments in specific geographic areas.

### **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. 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. Investments are made in alignment with adopted City plans and leverage public and private funding whenever possible.

## Affordable Housing

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

#### Introduction

As housing costs continue to rise, the City will utilize CDBG and HOME funding to develop safe, decent, affordable housing for low- and moderate-income households. CDBG and HOME funds are primarily directed towards the rehabilitation of existing units and the development of affordable housing for homeownership, and affordable rental housing development.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	672
Special-Needs	178
Total	850

**Table 8 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	178
The Production of New Units	610
Rehab of Existing Units	53
Acquisition of Existing Units	9
Total	850

**Table 9 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The table describes the one-year goals specifically for the CDBG and HOME Programs. 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 4,304 individuals to be assisted.

The goal for production of new units includes 110 new single-family homeownership and 500 rental units. The goal for rehab of existing units includes a goal of 53 units to be rehabilitated through the Single-Family Rehab Program. The Homebuyer Incentive Program anticipates assisting 9 first time homebuyers with down payment assistance.

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

### **Introduction**

The City and San Antonio Housing Authority (SAHA) are united in their work towards the goals detailed in the Strategic Housing Implementation Plan (SHIP). The City and SAHA also regularly collaborate on the environmental review and approval process of HUD funded public housing improvements, Section 3 outreach and certification efforts.

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

SAHA plays a key role in meeting the affordable housing unit production goals outlined in the SHIP. Furthermore, SAHA's President serves as a member of the Housing Commission, the public oversight board charged with overseeing the implementation of the \$150 million Housing Bond, among other housing initiatives. 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.

### **Discussion**

The City of San Antonio has a strong working relationship with SAHA and continues to work collaboratively on a variety of efforts

## **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. In 2015, the South Alamo Regional Alliance for the Homeless (SARAH) was designated as the Continuum of Care (CoC) lead agency for San Antonio/Bexar County. As the region's CoC, SARAH secures and distributes homeless assistance funding. 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, reduce chronically homeless individuals and families, support unaccompanied youth to transitional permanent housing and independent living, 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 overarching goal is to prioritize housing resources for those who are most vulnerable, and coordinate access to homeless services across the entire Continuum of Care. The leadership from the City of San Antonio- Dept. of Human Services is an active member of the CoCs Board of Directors and serves as chairs for the Coordinated Entry and Outreach Committees.

### **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 SARAH 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 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. 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.

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

The Continuum of Care (CoC) Program is designed to promote community-wide commitment to the goal of ending homelessness and to provide funding for efforts to address 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 prevent homelessness, and address the housing needs of individuals and families experiencing homelessness using a trauma-informed and person-centered approach. Additional goals include promoting access and effective utilization of mainstream social services programs by homeless individuals and families while empowering them to become self-sufficient.

Annually the City of San Antonio invests over \$8 million 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. In FY2021, the City also allocated \$2,731,387.77 in ESG-CARES funding to Haven to provide Rapid Rehousing services. This funding was



extended thru September 2023.

**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. 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	150
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
Total	225

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

### **Introduction:**

As identified in San Antonio's Housing Policy Framework published in August 2018, barriers to affordable housing exist in public policy, local processes, and public sentiment. Approved in 2021, the Strategic Housing Implementation Plan (SHIP) provides actionable strategies to address the barriers identified in the Housing Policy Framework. This work is overseen by the Housing Commission and aided by the Commission's Removing Barriers to Affordable Housing Development and Preservation subcommittee.

### **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**

The Strategic Housing Implementation Plan (SHIP) provides 36 strategies to reduce barriers to affordable housing and meet ambitious production and preservation targets focused on households with the lowest incomes. To reach the goal of 28,094 affordable homes preserved or produced in the next 10-years, the SHIP provides the following strategies:

- Update the Unified Development Code to remove barriers to affordable housing production and preservation
- Update the City Fee Waiver Program policy and structure to provide more subsidy to affordable projects
- Increase the number of Accessory Dwelling Units available for affordable housing
- System-wide Eviction and Foreclosure Prevention
- Develop an appropriate plan to engage with and leverage existing stakeholder structures in a meaningful way for SHIP/housing policies
- Conduct a county-wide housing systems analysis
- Implement community-centered principles and incentives into the infill development process
- Preserve single-family housing through expanding funding for preservation and rehabilitation programs
- Expand support service provision in affordable housing projects receiving public funding
- Cease public support of market rate development that will displace residents
- Establish a community land trust
- Support & Grow Non-Profit Housing Providers
- Leverage the vacant building program for affordable housing
- Produce 1,000 permanent supportive housing units
- Establish a Housing Preservation Network
- Support homeownership for families of modest means by improving relationships with code

compliance and increasing funds for NHSD repair programs

- Develop a toolkit to identify targeted housing interventions for specific areas
- Develop and implement a Displacement Impact Assessment
- Implement Public Information Campaigns for housing
- Apply Public Participation Principles when creating and implementing new policy
- Use holistic financial counseling as a foundation and at the center of service provision
- Expand funding for extremely low-income homes
- Establish a Demolition Prevention and Mitigation Program
- Develop a One-Stop Housing Shop
- Establish and promote one or more house-sharing platforms to allow San Antonians to find on-line matches for sharing existing single-family homes
- Advocate at the Federal level for more Housing Choice Vouchers
- Advocate to expand Medicaid in Texas and partner with Managed Care Organizations to improve housing
- Improve the Multi-Family New Construction Program
- Advocate at the state and local level for ad valorem tax for small-unit multi-family properties and affordable housing developments
- Establish Multi-Family Rental Rehab Program
- Implement sustainable and health principles in affordable housing design and programs
- Expand Land Title Remediation Program
- Explore options to reduce tax burden for single family homeowners
- Advance universal design and visitability standards
- Establish a land banking program to acquire land for future affordable housing projects
- Establish stabilizing measures for mobile living communities and expand ownership opportunities through multifamily conversions

### **Discussion:**

The City is committed to seeing this process through and removing or ameliorating the negative effects of public policies that serve as barriers to affordable housing.

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

### **Introduction:**

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.

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

During its regular monitoring and performance evaluation process, the City often identifies obstacles to meeting underserved needs. For example, in the previous program year, the City identified that market changes greatly reduced the efficacy of its down payment assistance program. To address this challenge, the City Council approved an increase in total down payment and closing cost assistance from \$15,000 per eligible household to \$30,000. In FY 2023, to address the escalation of pervasive code violations, the City is implementing a case management program to connect qualifying homeowners to other public or private services that may assist with abatement. These sorts of program interventions are designed to continue meeting the needs of underserved residents in a competitive housing market and to ensure that City programming remains responsive to market changes. Interventions like these are made possible through regular monitoring and an open feedback loop between City staff, residents, and institutional stakeholders.

### **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 work 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 including the Owner Occupied Rehabilitation Program; Minor Home Repair Program; Under 1 Roof Program; Gap Financing for the production of affordable rental and homeownership housing units; Risk Mitigation Program; and

Coordinated Housing System.

In FY 2023, the City will continue to fund the Emergency Housing Assistance Program to provide much needed rental and mortgage assistance to aid the community in responding and recovering from the COVID-19 pandemic.

### **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 \$4 million in available Lead-Based Paint Hazard Control (LBPHC) funding from HUD. As in previous years, the City will undertake strategies requiring lead-based paint testing and abatement in all City-supported housing activities. The City continuously works to increase coordination with affordable housing providers to test for lead-based paint in homes built before 1978, especially those 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.

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. Partners are united by a common plan, the SHIP, and supported by NHSD project implementation staff with oversight from the Housing Commission. As NHSD and its partners move towards actualizing the goals put forward in the SHIP, staff have convened regular working groups to bring together partner agencies and stakeholders.

### **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 funded through the City of San Antonio's \$150 million 2022 housing 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(l)(1,2,4)

#### Introduction:

The following addresses the program specific requirements for the Annual Action Plan. It includes required information for CDBG, HOME, HOPWA, and ESG. 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(l)(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	250,000
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>250,000</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.	90.00%

#### 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

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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.

The process to solicit and fund applications for HOME assistance vary with the activity type. For single- and multi-family housing development, the City issues an annual Request for Proposals (RFP). Responses to the RFP are evaluated by a staff committee and judged against HUD requirements and City Council-approved standards and criteria including affordability provisions. Staff selections are then provided to City Council for review and approval. Approved projects must undergo underwriting prior to contract execution.

The Single-Family Rehabilitation and Reconstruction activity solicits applications on an annual basis. For FY 2023 (PY 2022), the City accepted applications from August 8 through September 19, 2022 via the City's online application portal. For residents with limited access to the internet or devices, City staff hosted 14 city-wide outreach events to assist residents with application completion and submission. Residents must income-qualify for the Rehabilitation and Reconstruction program. Applications for qualified residents are then selected utilizing an Equity Scoring Matrix that prioritizes homes located in low- and moderate-income communities, formerly redlined neighborhoods, and seniors, residents with disabilities, and legacy homeowners that have resided in their homes for longer periods of time.

The Homebuyer Incentive Program (HIP) provides qualified first-time homebuyers with down payment and closing cost assistance for the purchase of a primary residence. Applications are accepted on a rolling basis, dependent upon the availability of funding. Prospective applicants must first qualify for a mortgage through the lender of their choice, complete a HUD approved Homebuyer Education Class, and select a property for purchase within the city limits of San Antonio. Upon the selection of a house for purchase, prospective applicants must make a minimum \$500 earnest money deposit on the purchase contract. Residents may then apply to the HIP for assistance. Staff will provide a digital or paper application for residents to complete. Staff review the application and provide a Pre-Qualification letter for down payment assistance. Selected homes must undergo an inspection to ensure they meet HUD-prescribed standards and any noted deficiencies must be corrected at the seller's expense. Once program standards have been satisfied, City staff work with the homebuyer's mortgage lender to complete a HIP loan.

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 recapture provision applies to all Homebuyer Activities using HOME funds as Direct Homebuyer Subsidy or if the project includes both Direct and Development Subsidy. The recapture amount is the direct subsidy received by the homebuyer. This ensures that the City recoups all or a portion of the HOME assistance to the homebuyer if the home does not continue to be the principal residence of the homebuyer during the affordability period. The City utilizes the Pro Rata reduction method of recapture and the amount to be recaptured is limited to the net proceeds from the sale of the home. The City's Direct Homebuyer Subsidy loans (up to \$30,000 of assistance) are provided as a forgivable loan over a 5-year period with 1/5th of the loan being forgiven yearly. The HUD-required affordability period 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 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.

RESALE The City shall require that Resale provisions be used if only a Development Subsidy is used to make the home affordable. 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 plus capital improvements. The cost of capital improvements must be documented and 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 MSA.

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;
- The new investment may be made to maintain current affordable units and/or create additional affordable units;
- A minimum affordability period of 15-years, which may be increased based upon the size of the project investment;
- HOME funds may be invested jurisdiction-wide; and
- HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

### **Emergency Solutions Grant (ESG) Reference 91.220(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 the ESG standards is attached to this plan and 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 SARAH 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.

The San Antonio/Bexar County Continuum of Care (CoC), the South Alamo Regional Alliance for the Homeless 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.

The target population includes individuals and families experiencing homelessness as defined by HUD. Below is an overview of the process once an individual or family presents at a Coordinated Entry access point.

Step 1: Connecting to the SAHomeLink process – To ensure fair and equal access to households in need of homeless housing assistance, there is 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 providers with available housing and service openings.

Step 5: Intake process with 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.

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. A domestic violence safety screening is conducted during every assessment at a Hub, Hotline or Network Partner to identify people that may need immediate access to domestic violence services.

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, and immediate access to emergency services including domestic violence hotlines and shelters. 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.

Additional goals of the San Antonio/Bexar County CoC's Coordinated Entry process ("SAHomeLink") include: Reducing the burden on those experiencing a housing crisis; identify the most appropriate resource to facilitate a rapid and permanent exit from homelessness; prioritize the most vulnerable households; 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.

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).

A competitive Request for Proposals (RFP) under the ESG program is issued by DHS, soliciting proposals from organizations. Proposals selected for funding are executed as one-year contracts with the option of single renewal at the end of the contract term. DHS subjects all proposals to a rigorous review and selection process by committees comprised of subject matter experts, City staff and community members who review and score the proposals. After the review of proposals, each evaluation committee submits a final ranking to the Director of DHS, who reviews the rankings, program consistency with City Council goals and objectives, need for the service by underserved populations and Council Districts, potential duplication, availability of funds, and agency past performance, in order to formulate recommendations.

The following are the criteria used to evaluate and select proposals for funding under the

City's ESG program:

- Applicant agency must meet all state and federal requirements, as threshold criteria, for an award

- Demonstration of need within the proposed project area for the type of services proposed for the population to be served
- Evidence of ability to develop the proposed project, expend all funds within the required 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. Additionally, DHS conducted a joint RFP with SARA and Bexar County for the allocation of ESG-CARES funds in FY2021.

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, to the extent that the entity considers and makes policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG).

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.

In FY2023, SARAH will be reviewing performance standards and revising them in accordance with updated guidance, best practices and latest written standards.

The City of San Antonio regularly reviews its policies to ensure that they are in adherence with HUD requirements and meet national best standards.

## Attachments

## Citizen Participation Comments

**City of San Antonio  
FY 2023 (HUD PY 2022)  
Annual Action Plan  
Summary of Citizen Participation**

**Mode of Outreach:** Public Hearings and Public Comment Periods

**Summary of public outreach:** The City issued a public notice on May 29, 2022 announcing the June 13 start of the public comment period and the time and location of the June 15 Public Hearing #1. A second public notice was published on July 3, 2022 announcing the availability for public comment of the draft Action Plan and Budget and notifying residents of Public Hearing #2 on August 3. A third public notice was published on July 28, 2022 reminding residents of the upcoming Public Hearing #2. All public notices were posted in the San Antonio Express News in English and Spanish and included information on how to access the draft Action Plan for review and comment. Comments were accepted through August 3, 2022, the date of the second public hearing.

In addition to public notices published in the Express News and on the City website ([www.sanantonio.gov/gma](http://www.sanantonio.gov/gma)), residents were also notified of engagement opportunities via the Neighborhood and Housing Services Department newsletter on June 17, July 1, and August 1, 2022. Email outreach included information on upcoming engagement opportunities and information on how to access the draft Action Plan for review and comment.

In total, NHSD staff hosted four engagement opportunities:

- Public Hearing #1: June 15, 2022 at City Council Chambers, 114 W Commerce
- Public Input Session #1: June 18, 2022 at Las Palmas Branch Library, 515 Castroville
- Public Input Session #2: June 22, 2022 hosted virtually via webex
- Public Hearing #2: August 3, 2022 at City Tower, 100 W. Houston Street

Additionally, staff presented on the Action Plan and Budget at the July 27, 2022 meeting of the Housing Commission, which was open to the public.

All engagement opportunities included Spanish translation. Translation in other languages or in American Sign Language was offered with advance notice. All meeting locations were accessible to residents with disabilities or mobility concerns.

The FY 2023 (PY 2022) Action Plan and Budget was approved by City Council on August 4, 2022.

**Summary of comments received:**

- June 18, 2022 – During the first public input session, one attendee advocated for increased funding for owner occupied home rehabilitation programs.
- June 22, 2022 - At the virtual public meeting, one attendee inquired about how funding would be distributed and the timeline for RFP release.

**Summary of comments not accepted and reasons:** The City accepted all comments.

**Mode of Outreach:** Internet Outreach

The City initiated a public comment period from June 13, 2022 through August 3, 2022 on the proposed FY 2023 (PY 2022) Action Plan and Budget through the City's website via [www.SASpeakUp.com](http://www.SASpeakUp.com), the City's centralized online platform for public comment and engagement. Public Notices and information on how to access the draft plan and provide comment were also available at [www.sanantonio.gov/gma](http://www.sanantonio.gov/gma). Information was provided in English and Spanish. Outreach included City websites and stakeholder communications. The Action Plan webpage recorded 1,788 views and the City received eight comments through SASpeakUp and two comments via email.

- Two commentors emailed comments. They disagreed with the decrease in CDBG funding from FY 2022 levels for the Minor Repair and Owner-Occupied Rehabilitation programs and advocated for \$13 million in the FY 2023 (PY 2022) Action Plan to be committed to these programs.
- Two commentors advocated for additional funding for Rental Housing Development in lieu of increased funding for the development of housing for homeownership.
- One commentor advocated for HOME funds for local developers.
- One commentor advocated for expanded eligibility in the Gap Funding for Affordable Housing process to include for-profit developers.
- One commentor advocated for funding for home rehabilitation programs for seniors.
- One commentor advocated for programming to assist youth aging out of foster care and for youth supportive housing.
- One commentor advocated for home energy efficiency programs.
- One commentor inquired whether an equity lens would be used to guide the distribution of funding to areas most in need.

**Summary of comments not accepted and reasons:** The City accepted all comments.

# HEARST

## MEDIA SOLUTIONS

San Antonio Express-News | ExpressNews.com | mySA.com

### SAN ANTONIO EXPRESS - NEWS AFFIDAVIT OF PUBLICATION

STATE OF TEXAS:  
COUNTY OF BEXAR

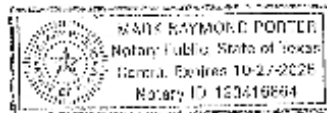
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared: Geena Garza, who after being duly sworn, says that she is the Bookkeeper of HEARST NEWSPAPERS, LLC - dba: SAN ANTONIO EXPRESS - NEWS, a newspaper published in Bexar County, Texas and 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	34205051	SAE Express-News	05/29/22

*Geena Garza*  
Geena Garza  
Bookkeeper

Sworn and subscribed to before me, this 1st day of June A.D. 2022.

Notary public in and for the State of Texas



*Mark Raymond Porter*

### City of San Antonio Neighborhood and Housing Services Department Public Notice

The City of San Antonio is commencing the development of the FY 2023 (FY 2022) Action Plan for the City of San Antonio. The action plan will be developed by the City of San Antonio in accordance with the City Charter and the City of San Antonio's Strategic Plan. The City of San Antonio is seeking input on how the City of San Antonio should be utilized for the FY 2023 (FY 2022) Action Plan and Budget.

Citizens may provide input on the City of San Antonio's FY 2023 (FY 2022) Action Plan by visiting the City of San Antonio's website at [www.sanantonio.gov/ActionPlan](http://www.sanantonio.gov/ActionPlan) or by attending a public hearing on the City of San Antonio's FY 2023 (FY 2022) Action Plan on June 15, 2022, from 6:00 p.m. to 8:00 p.m. at the City of San Antonio's City Council Chamber, 150 E. Houston Street, Suite 100, San Antonio, Texas 78202.

A public hearing will be held on June 15, 2022, at 6:00 p.m. at the City of San Antonio's City Council Chamber, 150 E. Houston Street, Suite 100, San Antonio, Texas 78202. The City of San Antonio is seeking input on how the City of San Antonio should be utilized for the FY 2023 (FY 2022) Action Plan and Budget.

The City of San Antonio is seeking input on how the City of San Antonio should be utilized for the FY 2023 (FY 2022) Action Plan and Budget. The City of San Antonio is seeking input on how the City of San Antonio should be utilized for the FY 2023 (FY 2022) Action Plan and Budget.

Any individual, agency, or business wishing to provide input on the FY 2023 (FY 2022) Action Plan and Budget may submit comments to the City of San Antonio's Neighborhood and Housing Services Department, Office of the City Manager & Administration, Attention: Grants Administration, P.O. Box 135465, San Antonio, TX 78213 or email to [communitydevelopment@sanantonio.gov](mailto:communitydevelopment@sanantonio.gov) or by August 3, 2022. All comments received by the City of San Antonio will be reviewed by the City of San Antonio's City Council.

For more information about the process, visit the City of San Antonio's website at [www.sanantonio.gov/ActionPlan](http://www.sanantonio.gov/ActionPlan) or call 202-550-7000 or visit [www.sanantonio.gov/ActionPlan](http://www.sanantonio.gov/ActionPlan).

City of San Antonio  
Departamento de Servicios de Vecindario y Vivienda  
Neighborhood and Housing Services Department  
Notificación Pública

La Ciudad de San Antonio comenzará el desarrollo para el año fiscal 2023 (FY 2022) Plan de acción y presupuesto, este será el segundo año de Plan Estratégico FY 2023-2025. La ciudad a través de su administración de \$23 USD millones de subsidios para subsidios de vivienda del Departamento de vivienda y comercio urbano (NHS). Este es un momento importante para la Ciudad de San Antonio y el Programa de Oportunidades de Vivienda para Personas con SIDA (OPVSA). La Ciudad de San Antonio invita a los ciudadanos a compartir sus



# HEARST

## MEDIA SOLUTIONS

San Antonio Express News | ExpressNews.com | mySA.com

### SAN ANTONIO EXPRESS - NEWS AFFIDAVIT OF PUBLICATION

#### STATE OF TEXAS: COUNTY OF BEXAR

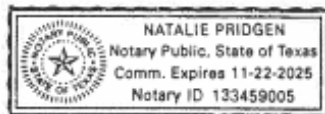
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared: Geena Garza, who after being duly sworn, says that she is the Bookkeeper of HEARST NEWSPAPERS, LLC - dba: SAN ANTONIO EXPRESS - NEWS, a newspaper published in Bexar County, Texas and 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	34211952	SAE Express-News	07/03/22

  
Geena Garza  
Bookkeeper

Sworn and subscribed to before me, this 4th day of July A.D. 2022

Notary public in and for the State of Texas





## Legal Bids & Proposals

OFFICIAL PUBLIC NOTICE

**Bexar County Department of Facilities Management** is seeking vendors to perform various pest management services for multiple locations. Contractor shall render Pest Control Services on the interior and immediate exterior of all buildings and grounds within the services area for the control of crawling insects, mites, and other requirements according to the specifications set forth herein. Event details may be obtained through the Bexar County Purchasing Supplier Portal at [www.bcpur.com](http://www.bcpur.com). Item# 001-470296-0001. Vendor Registration: [www.bcpur.com](http://www.bcpur.com); [bcpur@bcpur.com](mailto:bcpur@bcpur.com); 817-424-1234.

Since 1836, Townes have relied on their newspapers to provide public notices. They still do... for lots of good reasons.



**TO ADD YOUR BUSINESS  
TO THE SERVICE DIRECTORY...**

**CALL US AT  
210.250.2500**



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## 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
20003206	CITY OF SA	34217399	SAE Express-News	07/28/22

*Geena Garza*  
Geena Garza  
Bookkeeper

Sworn and subscribed to before me, this 29th day of July A.D. 2022

Notary public in and for the State of Texas



City of San Antonio  
Neighborhood and Housing Services  
Department  
Public Notice

#### "Update to Public Hearing Location"

The City of San Antonio is developing the FY 2023 (FY 2022) Action Plan and Budget. At the end of the second year plan under the FY 2021-2025 Consolidated Plan. The City will continue making approximately \$23 million in annual investments awarded through the U.S. Department of Housing and Urban Development (HUD). These grants include the Community Development Block Grant (CDBG), Public Housing Assistance (PHA), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program. The City of San Antonio is seeking input on how these funds should be utilized and is initiating a 30-day public comment period beginning July 3, 2022, on the proposed FY 2023 Action Plan and Budget.

A copy of the proposed FY 2023 (FY 2022) Action Plan and Budget is currently available for review at [www.sanantonio.gov/2023plan](http://www.sanantonio.gov/2023plan). Individuals may register to discuss information on public engagement opportunities for the FY 2023 (FY 2022) Action Plan and Budget by visiting [www.sanantonio.gov/2023plan](http://www.sanantonio.gov/2023plan). While they may provide comments on their priorities through August 3, 2022.

A public hearing will take place beginning at 5 p.m. on Wednesday, August 3, 2022, at 1010 W. Houston Street, Conference Room 101, on the first floor of the building. The hearing will focus on the City's FY 2023 (FY 2022) Action Plan for the last year of the program. City Council members will be in attendance for the adoption of the FY 2023 (FY 2022) Action Plan and Budget. The public is invited to join the hearing on Thursday, August 4, 2022, in the City Council Chamber, Municipal Plaza Building.

The City of San Antonio is an equal opportunity provider and does not discriminate on the basis of race, ethnicity, national origin, sex, age, disability, or marital status in its programs and services. If you are unable to attend the public hearing, you may submit written comments to the City of San Antonio, Department of Neighborhood and Housing Services, 1010 W. Houston Street, Conference Room 101, San Antonio, TX 78205. Please include your name, address, and phone number. Comments should be received by August 3, 2022.

Any individual, group, or entity wishing to provide input on the FY 2023 (FY 2022) Action Plan and Budget may register to discuss information on public engagement opportunities for the FY 2023 (FY 2022) Action Plan and Budget by visiting [www.sanantonio.gov/2023plan](http://www.sanantonio.gov/2023plan). While they may provide comments on their priorities through August 3, 2022.

For more information about the proposed FY 2023 (FY 2022) Action Plan and Budget, please contact the Neighborhood and Housing Services Department at (202) 207-6600 or visit [www.sanantonio.gov/2023plan](http://www.sanantonio.gov/2023plan).

City of San Antonio  
Departamento de servicios de  
vivienda y equidad  
"Neighborhood and Housing Services  
Department  
Equidad y Vivienda"

#### "Llamada pública de la audiencia pública"

La Ciudad de San Antonio está desarrollando el plan de acción 2023 (FY 2022) y presupuesto. Al final del segundo año del plan consolidado FY 2021-2025, la ciudad recibirá aproximadamente \$23 millones en inversiones anuales otorgadas por el Departamento de Vivienda y Desarrollo Urbano (HUD). Entre estas inversiones se encuentran: el Programa de Subvenciones de Vivienda para el Desarrollo Comunitario (CDBG), el Programa de Asistencia para el Desarrollo de Vivienda (PHA), el Programa de Subvenciones de Emergencia (ESG), y el Programa de Oportunidades de Vivienda para Personas con SIDA (HOPWA). La Ciudad de San Antonio está buscando cómo se deben utilizar los fondos y está iniciando un periodo de comentarios públicos de 30 días que comienza el 3 de julio de 2022. Durante este periodo, los ciudadanos pueden registrarse para discutir información sobre las oportunidades de participación pública para el plan de acción y el presupuesto de la ciudad para el año 2023 (FY 2022). Los ciudadanos pueden proporcionar comentarios sobre sus prioridades a través de [www.sanantonio.gov/2023plan](http://www.sanantonio.gov/2023plan) hasta el 3 de agosto de 2022.

2506-0117 (exp. 09/30/2021)  
12506-0117 plan.

City of San Antonio  
Department of Services to  
Vendors and Residents  
"Housing Services Department"  
Department  
Housing Services

"Housing Services Department"

La Ciudad de San Antonio es una  
ciudad de servicios a los residentes y  
proveedores. El Plan de Acción y Presupuesto  
2022 (PY 2022) Plan de Acción y Presupuesto, este  
seguirá siguiendo el Plan consolidado  
PY 2022-2026. La Ciudad anticipa recibir  
aproximadamente \$25.150 millones de  
subvenciones con subvenciones globales de  
Desarrollo de Vivienda y Desarrollo  
Urbano (HUD). Entre dichas subvenciones  
se encuentran el Programa de Subvenciones  
de Vivienda (CDBG), el Programa de  
Desarrollo de Vivienda (CDBG), el Programa de  
Asistencia para Inquilinos en Vivienda  
(HAPWA), el Programa de Subvenciones y  
Subvenciones de Emergencia (ESG) y el  
Programa de Oportunidades de Vivienda  
para Personas con SIDA (HAPWA). La  
Ciudad de San Antonio invita a los  
proveedores a compartir sus comentarios sobre  
cómo se deben utilizar los fondos y  
cómo se debe un proceso de distribución  
pilotos por seis días a partir del martes 3  
de julio de 2022 hasta el miércoles 20  
(PY 2022) Plan de Acción y Presupuesto.

Actualmente, se está en el proceso de  
revisión del Plan de Acción 2022 con  
el propósito de revisar y actualizar  
los datos en el sitio web [www.sanantonio.gov](http://www.sanantonio.gov)  
y la base de datos. Todos los proveedores  
de servicios deben actualizar sus  
datos de contacto público como el  
Plan de Acción y Presupuesto con el  
Plan 2022 (PY 2022). Los proveedores  
de servicios deben actualizar sus datos de  
contacto público como el Plan de  
Acción y Presupuesto con el Plan de  
Acción 2022.

Una actualización pública en línea de  
datos de contacto de la Ciudad de San Antonio  
se realizará en el sitio web [www.sanantonio.gov](http://www.sanantonio.gov)  
y la base de datos. Todos los proveedores  
de servicios deben actualizar sus  
datos de contacto público como el  
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Plan 2022 (PY 2022). Los proveedores  
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Acción y Presupuesto con el Plan de  
Acción 2022.

Los proveedores de servicios deben  
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público como el Plan de Acción y  
Presupuesto con el Plan de Acción  
2022 (PY 2022).

Los proveedores de servicios deben  
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