City of San Antonio

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FY 2018 Action Plan

(HUD Program Year 2017)

Neighborhood & Housing Services Department

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

FY 2018 ACTION PLAN

(HUD Program Year 2017)
(October 1, 2017-September 30, 2018)

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
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615 East Houston Street, Suite 347
San Antonio, Texas 78205

Submitted by:

City of San Antonio
Housing & Neighborhood Services Department
1400 S. Flores Street
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Executive Summary

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

1. Introduction

The City of San Antonio (the City) anticipates receiving approximately $17.95 million in federal entitlements 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, HEARTH Emergency Solutions Grant (HESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program. Additionally, this Action Plan includes an estimated $1.56 million in program income and will provide approximately $19.5 million for the third year Action Plan of the Five Year Consolidated Plan. All of these funds are being directed toward activities consistent with the strategic goals outlined in the Five Year Consolidated Plan.

During the development of the Five Year Consolidated Plan, the City undertook an extensive planning process to ensure that the plan reflected well-documented community needs and market conditions, respected input from the people of San Antonio, capitalized on existing assets and successful strategies and leverages non-federal investment. The strategic planning process was led by the City's Department of Planning and Community Development and benefitted from the support of the National Association for Latino Community Asset Builders (NALCAB) operating under a technical assistance contract from HUD. This plan was informed by an unprecedented community engagement process that included receiving more than 1,600 citizen surveys, numerous public meetings and direct engagement with more than 80 organizational stakeholders and experts.

San Antonio is the seventh largest city in the United States and is growing both in terms of population and geographic area. San Antonio is also experiencing strong economic growth that is projected to continue over the next five years. A strong economy and a growing population are fueling increasing property values in the San Antonio housing market. At the same time, the median household income in the City of San Antonio is $46,744 according to 2011-2015 data from the U.S. Census Bureau. The most recent CHAS reports that 45% of renters and 22% of homeowners are cost burdened – defined by HUD as paying more than 30% of monthly household income on housing costs (2009-2013 CHAS). These data trends suggest that San Antonio's large population of low-income residents will face increasing housing cost burdens for years to come. Providing decent safe and affordable housing is therefore at the center of this plan.

Neighborhood revitalization and economic development are two key priorities of this plan. The City recognizes that its approach to neighborhood revitalization and economic development must take into account market dynamics, the needs of existing residents and the community's assets, which includes its history and culture. This plan also reflects an abiding concern for the welfare of populations that have special needs and are homeless. The City will continue to

invest in programs targeted to youth, seniors, people with disabilities, people living with AIDS and the homeless.

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.

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

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

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

- CDBG Goals: Rehabilitate existing housing stock; Further fair housing; Create mixed-income neighborhoods; Enhance neighborhood connectivity; Invest in public infrastructure; Remediate environmental hazards and blight; enhance consumer financial capability.
- HOME Goals: Rehabilitate existing housing stock; Build new single family homes; Provide homebuyer assistance, Develop new rental housing.
- HESG Goals: Provide services and housing for the homeless; Provide prevention services to people at risk of homelessness.
- HOPWA Goals: Provide services and housing for persons with AIDS.

3. Evaluation of past performance

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

ccording to the FY 2016 (PY 2015) CAPER the City met or exceeded the annual goal for the minor housing repair program, development of affordable housing, down payment and closing costs assistance, assistance for persons with HIV/AIDS, homelessness prevention, and fair housing mediation/outreach.

The City of San Antonio has identified the need to strengthen its overall affordable housing and community development delivery eco-system, including leveraging greater capital and grant funding, strengthening the design and resourcing of City programs, enhancing the capacity of the non-profit sector and even more productively engaging the private housing and real estate industry. In response to this, the City is currently working on updating its Affordable Housing Policy and plans to obtain input from the affordable housing community.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City conducted the largest citizen outreach in San Antonio Consolidated Plan history. Key elements of this Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process. Over 1,650 survey responses exemplifies the significance of involving the citizens of San Antonio in making community development decisions that affect their neighborhoods, and to ensure that the public has the opportunity to shape the Five Year Consolidated Plan, along with each annual Action Plan.

The City also hosted four public hearings (community engagement sessions) to present information on the Consolidated Planning process at select geographically diverse locations which were accessible to residents in each quadrant of the City (North, South, East, and West). As the lead agency in the development and implementation of the Consolidated Plan, the Department of Planning and Community Development's Division of Grants Monitoring and Administration was responsible for ensuring the City of San Antonio's Citizen Participation Plan was implemented.

In compliance with federal Consolidated Plan requirements, the City's Citizen Participation Plan requires the proposed Consolidated Plan, proposed annual Action Plan, and any proposed Substantial Amendments be made available for citizen review and comment for a minimum of 30-days prior to City Council adoption.

Notice of the proposed Consolidated Plan, proposed Annual Action Plan and any proposed Substantial Amendment must be posted in any of the local publications referenced above at a minimum of 30-days prior to City Council adoption. This notice must provide the locations where the documents may be reviewed, which at a minimum must include the Department of Planning and Community Development's Division of Grants Monitoring and Administration, the Central Library and online at www.sanantonio.gov/gma. As 63% of the population of San Antonio is Hispanic, the City recognizes the need to ensure an inclusive citizen participation effort is exercised; thus Spanish language translation accommodations have been and will be provided at public hearings. The City provides accommodations to other translation needs when requested.

As for the development of the FY 2018 (PY 2017) Action Plan, the City initiated the public comment process on May 28, 2017 with a publication announcing that the first Public Hearing

was to be held on Wednesday, June 14, 2017 in the City Council Chambers. In addition, this publication provided information on how to access the plan for review and comment during this development phase of the annual action plan. Due to the delay in announcing the HUD PY 2017 CPD Formula Program Allocations, HUD issued a waiver of the regulatory 30-day citizen participation public comment period for states and local jurisdictions, in favor of a minimum 14-day comment period. This waiver applies to all CPD grantees, including those only submitting plans for HOME, ESG or HOPWA funding. This waiver authority is only in effect until August 16, 2017. On July 7, 2017, the City issued a public notice announcing the second Public Hearing that is to be held on Wednesday, August 2, 2017 in the City Council Chambers. In addition, this publication provided information on how to access the plan for review and comment. Comments will be accepted through the date of the second Public Hearing.

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 public comments for the Five Year Consolidated Plan are summarized in the Citizen Participation section of the Consolidated Plan.

For the FY 2018 (PY 2017) Action Plan, the City is undergoing its citizen participation process.

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

No comments submitted thus far.

7. Summary

The City's FY 2017 (PY 2016) Action Plan is in line with the five priorities outlined in the Five Year Consolidated Plan.

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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)

Consolidated Plan Public Contact Information

Laura Salinas-Martinez, Grants Administrator
Neighborhood and Housing Services Department
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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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(l))

The Housing Commission to Protect & Preserve Dynamic & Diverse Neighborhoods was established on May 14, 2015 by City Council, and meets monthly to discuss housing-related issues and develop policy recommendations to City Council for the creation of new affordable housing as well as to mitigate the negative impacts of neighborhood change. Appointees to the 15-member Commission include private and nonprofit housing providers, policy experts, design and construction practitioners, financial institution representatives, and community representatives.

In addition, the Department of Human Services coordinates with service agencies by providing delegate agency funding to approximately 62 organizations citywide to support programs in the areas of education, family wellbeing, community safety net and economic competitiveness. This process is described further in section NA-50 Non-Housing Community Development Needs of the Five Year Consolidated Plan.

Coordination with Housing Authorities-

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

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

Coordination with Other Assisted Housing Providers-

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

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

Many health and social service agencies participate in the monthly REnewSA Committee meetings. The City also periodically meets with the South Alamo Regional Alliance for the Homeless which consists of COSA and Bexar County staff and nonprofits that serve

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homeless (including veteran and youth) populations. Many of these agencies meet regularly throughout the year as a group, or in smaller groups, with city staff members. Many of the issues discussed at these meetings have applications beyond homeless and other social services, and have proved helpful in raising issues related to the development of this Consolidated Plan. Since many of these agencies receive funding from Consortium members, regular contact is maintained with them throughout the year.

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

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards 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 Hearth Emergency Solutions Grant (HESG) funded programs ensure collaboration between HESG recipients and the Continuum of Care in planning, funding, implementing and evaluating HESG programs. Performance standards were adopted by the SARAH Board in September 2013, and the standards were incorporated starting with the the FY 2015 Delegate Agency contracts funded by the City of San Antonio.

Allocation of HESG funds is included in the City of San Antonio's consolidated funding process, a two year funding cycle. Organizations interested in providing Emergency Shelter, Prevention, Rapid Re-Housing or Outreach were invited to submit a proposal in May 2017. RFP priorities were set by City Council input, with input from Department of Human Services (DHS) staff. DHS staff recommendations for HESG funding were in alignment with guidance from the CoC and directly from HUD to focus more strongly on permanent housing solutions such as Rapid Re-Housing and Prevention, with a lesser emphasis on Emergency Shelter. Multiple evaluation committees reviewed each proposal and ranked the proposals according to alignment with City Council

priorities, RFP scope of service, quality, background, and budget of the proposal, and past performance. Committee members included subject matter experts, City staff and community members who reviewed and scored the proposals.

SARAH coordinates a Homeless Management Information System (HMIS) subcommittee that meets monthly. SARAH staff personnel are currently chair of this committee. The HMIS Committee developed data quality standards for the Continuum of Care and were adopted by the SARAH Board in October 2016. These quality standards are used to conduct quarterly reviews of Continuum of Care programs to ensure data quality. HUD mandates that all HUD-funded programs track their clients and services through this program which populates the Annual Performance Report at the end of each grant year. Other homeless agencies that do not receive HUD funding are also encouraged to use HMIS as a tracking tool and to manage their reports. There are an estimated 35,000 clients enrolled in the program each year, and over 550 individuals are trained each year on the use of the HMIS application. The HMIS committee will continue to work with organizations to improve data quality and performance management through HMIS.

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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Alamo Community Group
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.

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2	**Agency/Group/Organization**	Bexar County - Community Resources
	Agency/Group/Organization Type	Services - Housing Services-Persons with HIV/AIDS Services-Health Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Bexar County Department of Community Resources is responsible for assisting citizens with a variety of issues including energy, veteran's assistance, housing rehabilitation, public health, and construction of infrastructure and public facilities.
3	**Agency/Group/Organization**	Broadway Bank
	Agency/Group/Organization Type	Business and Civic Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Broadway Bank is deeply committed to enriching its customers and communities with premier financial services of great value and its staff with a positive work environment and opportunity for growth and achievement. Employees are very involved in serving our communities.
4	**Agency/Group/Organization**	Cafe Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Cafe Commerce connects a network of partner organizations to help increase economic opportunities and educate entrepreneurs about partnership and collaboration in the San Antonio area.

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5	**Agency/Group/Organization**	Catholic Charities of San Antonio
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
6	**Agency/Group/Organization**	Chrysalis Ministries
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Chrysalis Ministries provides counseling and services to incarcerated individuals in Bexar County.
7	**Agency/Group/Organization**	City of San Antonio - Department of Economic Development
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Economic Development Department fosters growth and development in San Antonio by working with partner agencies to bring your business infrastructure needs, incentives, and quality workforce training programs.

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8	**Agency/Group/Organization**	City of San Antonio, Department of Human Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Human Services works to strengthen the community through human services investments, resources, and partnerships. They primarily focus on early education and child care assistance, education, financial and emergency assistance, homeless assistance, and senior services.
9	**Agency/Group/Organization**	City of San Antonio - Department of Planning and Community Development
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning and Community Development department works to improve the liveability, economic vitality, and safety in San Antonio.
10	**Agency/Group/Organization**	City of San Antonio - Development Services Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Development Services Department is responsible for protecting the health, safety, and quality of life of the city of San Antonio through regulating the land and building development.
11	**Agency/Group/Organization**	City of San Antonio - Library Department
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The San Antonio Public Library changes lives through the transformative power of information, imagination, and ideas. In addition to library services, other services offered at various locations include a job and career center, vital records, online software tutorials, and public computers.
12	**Agency/Group/Organization**	City of San Antonio - Office of Eastpoint and Real Estate
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Office of Eastpoint & Real Estate is responsible for implementation of the $54 million Choice Neighborhood Initiatives.
13	**Agency/Group/Organization**	City of San Antonio - Office of Historic Preservation
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Office of Historic Preservation protects the historical, cultural, architectural, and archaeological resources of San Antonio. They are also committed to historic preservation outreach and education.
14	**Agency/Group/Organization**	City of San Antonio - Parks and Recreation
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.

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15	**Agency/Group/Organization**	City of San Antonio - Transportation and Capital Improvement
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Transportation & Capital Improvements Department assist in building and maintaining the infrastructure of San Antonio.
16	**Agency/Group/Organization**	Esperanza Peace and Justice Center
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Esperanza Peace and Justice Center works to preserve and promote artistic and cultural expression of and among diverse communities.
17	**Agency/Group/Organization**	Excel Learning Center
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Excel Learning Center offers career and education programs to help students gain employment in careers.
18	**Agency/Group/Organization**	Family Services Association
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Services Association works to build strong families through counseling and providing services for families, children, and the elderly.
19	**Agency/Group/Organization**	Family Violence and Prevention Services, Inc
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Violence and Prevention Services works to break the cycle of violence and strengthen families by providing an emergency shelter, transitional housing, education, effective parenting education, and early intervention with children and youth.
20	**Agency/Group/Organization**	Federal Deposit Insurance Corporation (FDIC)
	Agency/Group/Organization Type	Civic Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The FDIC is an independent agency created by Congress to maintain stability and public confidence in the financial system by insuring deposits, examining and supervising financial institutions, and managing receivership.
21	**Agency/Group/Organization**	Frost Bank
	Agency/Group/Organization Type	Business and Civic Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Frost Financial is dedicated to the community and it is embedded in its core values. Frost Financial supports education, economic development, civic activities, health and human services, culture and the arts nonprofits where its employees and customers live.

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22	**Agency/Group/Organization**	George Gervin Youth Center
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The George Gervin Youth Center provides free public charter education for students in pre-kindergarten through high school, as well as educational assistance for a variety of residents in the area.
23	**Agency/Group/Organization**	Greater San Antonio Builders Association
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The GSABA is a trade association that highlights the work of builders within the region.
24	**Agency/Group/Organization**	Greenboro Homes Inc
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Greenboro Homes Inc has been building homes in the area and have over 100 years of combined experience.
25	**Agency/Group/Organization**	Habitat for Humanity of San Antonio
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Families with children

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity works with low-income families who would not otherwise be able to afford a home.
26	**Agency/Group/Organization**	HAVEN FOR HOPE
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
27	**Agency/Group/Organization**	HOUSING AND COMMUNITY SERVICES INC.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing and Community Services acquires multifamily communities that are at risk of being removed from affordable housing markets and rehabilitate the property as needed to maintain its availability to low-income families.
28	**Agency/Group/Organization**	Jefferson Bank
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jefferson Bank is a family-owned bank serving communities in San Antonio and surrounding areas in the Texas Hill Country. Workers volunteer their time and talents to help organizations that protect, care for and educate our children; provide healthcare; support small business and reach out to the less fortunate.

29	**Agency/Group/Organization**	Merced Housing Texas
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Merced Housing Texas works to strengthen communities by providing housing for low-income individuals.
30	**Agency/Group/Organization**	NEIGHBORHOOD HOUSING SERVICE OF SAN ANTONIO
	Agency/Group/Organization Type	Services - Housing Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Neighborhood Housing Services of San Antonio works to educate homeowners and provide lending assistance for future homeowners.
31	**Agency/Group/Organization**	Project Quest
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Project Quest works with the local community to provide skill-based education to increase employment in the area.
32	**Agency/Group/Organization**	SAMMinistries
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SAMMinistries helps the homeless and those at risk of being homeless attain self-sufficiency through shelters, housing, and other services.
33	**Agency/Group/Organization**	SAN ANTONIO AIDS FOUNDATION
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The San Antonio AIDS Foundation works to provide medical care and social services for people with HIV and AIDS, and to prevent the spread of HIV through education, counseling, and testing.
34	**Agency/Group/Organization**	SAN ANTONIO ALTERNATIVE HOUSING CORPORATION (SAAHC)
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	San Antonio Alternative Housing Corporation works to provide housing and support for low and moderate income communities in the area.
35	**Agency/Group/Organization**	SAN ANTONIO FOOD BANK
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	San Antonio Food Bank fights hunger in the region through food distribution, programs, education, and advocacy.
36	**Agency/Group/Organization**	San Antonio for Growth on the Eastside
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	San Antonio for Growth on the Eastside works for development that benefits the quality of life for individuals, families, neighborhoods, and businesses on San Antonio's Eastside.
37	**Agency/Group/Organization**	San Antonio Housing Authority
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The San Antonio Housing Authority provides quality housing that is well integrated into the neighborhood.
38	**Agency/Group/Organization**	San Antonio Housing Trust
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The San Antonio Housing Trust Fund works to provide decent and affordable housing to people in the community.

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39	**Agency/Group/Organization**	San Antonio Independent School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The San Antonio Independent School District seeks to provide quality education driven by a determination for all students to graduate and move on to higher education.
40	**Agency/Group/Organization**	Seton Home San Antonio
	Agency/Group/Organization Type	Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Seton Home provides housing and services for teens ages 12-17 who have been placed in Child Protective Services, and are also pregnant and/or parenting.
41	**Agency/Group/Organization**	St. Jude's Ranch
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St. Jude's Ranch for Children cares for abused, abandoned, and neglected children.
42	**Agency/Group/Organization**	St. PJ's Children's Hospital
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	St PJ's serves the needs of children and families by providing a community to heal the body, mind and spirit, and break the cycle of abuse and neglect.
43	**Agency/Group/Organization**	U.S. Department of Veteran Affairs - Healthcare for Homeless
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Healthcare for Homeless Veterans works to provide community-based residential treatment for veterans in the community.
44	**Agency/Group/Organization**	University Health System
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	University Health System is a nationally recognized teaching hospital and a network of outpatient centers owned by the people of Bexar County.
45	**Agency/Group/Organization**	University of the Incarnate Word
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The University of the Incarnate Word is a Catholic institution that welcomes to its community persons of diverse backgrounds, in the belief that their respectful interaction advances the discovery of truth, mutual understanding, self-realization, and the common good.
46	**Agency/Group/Organization**	US Dept of the Treasury - Office of the Comptroller of Currency
	Agency/Group/Organization Type	Other government - Federal

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	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The OCC charters, regulates, and supervises all national banks and federal savings associations as well as federal branches and agencies of foreign banks.
47	**Agency/Group/Organization**	VIA Metropolitan Transit
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	VIA is committed to promoting positive relations and outreach in the community. A number of programs are offered to engage the community in public transportation and create partnerships with those they serve.
48	**Agency/Group/Organization**	Wallis Bank
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wallis State Bank is a full service community bank with the ability to serve the smallest rural customers to the largest international customers while still maintaining the highest level of personal service.
49	**Agency/Group/Organization**	Wells Fargo
	Agency/Group/Organization Type	Civic Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wells Fargo is a national bank with a local community presence in San Antonio. Wells Fargo invests in community nonprofit organizations, team members volunteer hours, and have national partnerships with human rights, social services, and environmental organizations.
50	**Agency/Group/Organization**	Westside Development Corporation
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Westside Development Corporation fosters economic development in the area to create viable urban communities.
51	**Agency/Group/Organization**	Workforce Solutions Alamo
	Agency/Group/Organization Type	Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Workforce Solutions Alamo helps build a workforce to meet the demands through investments that support economic growth.

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

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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)	The City of San Antonio consults closely with the South Alamo Regional Alliance for the Homeless (SARAH), the HUD-designated Continuum of Care (CoC) that serves the San Antonio/Bexar County geographic area. The City is a member on the SARAH Board and actively participates in board meetings, bimonthly membership meetings, and is an active member on the Point in Time Count, Coordinated Outreach, HMIS and Coordinated Access subcommittees. The Membership Council also established working groups the city participates in to review housing standards and landlord engagement strategies, as well as groups specifically to tackle chronic homelessness, veteran homelessness, and youth homelessness. Information discussed in these subcommittees and working groups, as well as that presented by each subcommittee at the SARAH Board meetings, is incorporated into homeless planning and housing standards policies developed by the City to address the needs of homeless persons. Data from the Point in Time Count, Housing Inventory Count, and HMIS was solicited and incorporated into this consolidated plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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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

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-targeted/broad community	Over 50 residents of San Antonio attended four public meetings on community needs in four different areas of the city.	A complete summary of comments received is included as an attachment to the Con Plan.	All comments were accepted.	
2	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	1655 San Antonio residents accessed the survey.	A complete summary of comments received is included as an attachment to the Con Plan.	All comments were accepted.	
3	Stakeholder Meeting	Stakeholders	Over 80 stakeholders from 43 organizations attended a facilitated focused working session.	A complete summary of all comments received is included as an attachment to this Con Plan.	All comments were accepted.	

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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	Stakeholder Meeting	Key Stakeholder	Key stakeholders were contacted for in-person meetings to discuss the needs, goals and priorities for allocation of CDBG, HOME, ESG funds to provide decent housing, a suitable living environment and economic opportunities to residents of San Antonio.	A complete summary of all comments received is included as an attachment to this Con Plan	All comments were accepted.	
5	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Two Public Hearings were conducted at City Council Chambers on June 17, 2015 and August 5, 2015 in the evening at 6pm to allow for greater participation. A detailed summary is located in the attachment to the Con Plan.	A complete summary of comments received is included as an attachment to the Con Plan.	All comments were accepted.	

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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)
6	Public Hearing	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	For the FY 2018 (PY 2017) Action Plan, the City initiated the public comment process on May 28, 2017 with a publication announcing that the first Public Hearing was to be held on Wednesday, June 14, 2017 in the City Council Chambers. In addition, this publication provided information on how to access the plan for review and comment during this development phase of the annual action plan. On July 7, 2017, the City issued a public notice announcing the second Public Hearing that was to be held on Wednesday, August 3, 2017 in the City Council Chambers. Public comment was accepted through the date of the second Public Hearing. The Affidavits of Publication are found in Exhibit A.	For the FY 2018 (PY 2017) Action Plan, in summary, the City received comments from Habitat for Humanity of San Antonio and three of their program participants in support of continued funding of CHDO Single-Family New Construction and CHDO Operating. These comments are summarized in Exhibit A.	All comments were accepted.	

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Table 4 – Citizen Participation Outreach

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

Introduction

The City anticipates receiving approximately $17.95M in federal entitlements 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, HEARTH Emergency Solutions Grant (HESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program. Additionally, this Action Plan anticipates $1.56M in estimated CDBG and HOME program income. Collectively, the new entitlements and estimated program income will provide approximately $19.5M for the third year Action Plan of the Five Year Consolidated Plan. All of these funds are being directed toward activities consistent with the strategic goals outlined in the Five Year Consolidated Plan.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	11,605,895	250,000	311,486	12,167,381	22,840,000	

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	3,898,909	1,000,000	0	4,898,909	8,000,000	
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,417,988	0	0	1,417,988	2,430,000	

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,031,482	0	0	1,031,482	2,050,000	

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

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

The City generally meets and exceeds the 25% match requirement through multi-family rental housing development and CHDO single family new construction development activities.

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

The City doesn't anticipate utilizing City owned property to address needs identified in the plan. This doesn't preclude the fact that

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in the implementation of the plan City owned property may be used to address community needs.

Discussion

All of the funding in the FY 2018 (PY 2017) Action Plan is being directed toward activities consistent with the strategic goals outlined in the Five Year Consolidated Plan.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

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	2015	2019	Affordable Housing		Provide Decent Affordable Housing	CDBG: $330,000 HOME: $1,500,000	Homeowner Housing Rehabilitated: 22 Household Housing Unit
2	1B: Development of New Housing for Ownership	2015	2019	Affordable Housing		Provide Decent Affordable Housing	HOME: $1,220,000	Homeowner Housing Added: 25 Household Housing Unit Other: 1 Other
3	1C: Provide homebuyer assistance	2015	2019	Affordable Housing		Provide Decent Affordable Housing	HOME: $364,018	Direct Financial Assistance to Homebuyers: 40 Households Assisted
4	1D: Develop New Affordable Rental Housing	2015	2019	Affordable Housing		Provide Decent Affordable Housing	HOME: $1,250,000	Rental units constructed: 10 Household Housing Unit
5	1E: Further Fair Housing Opportunities	2015	2019	Affordable Housing Homeless		Provide Decent Affordable Housing	CDBG: $246,000	Public service activities other than Low/Moderate Income Housing Benefit: 325 Persons Assisted
6	2A: Integrate Mixed Income Communities	2015	2019	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: $300,000	Facade treatment/business building rehabilitation: 9 Business
7	2C: Improve Public Infrastructure	2015	2019	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: $2,897,162	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	2D: Eliminate Environmental Hazards & Blight	2015	2019	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts	CDBG: $187,749	Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
9	3B: Provide Affordable Youth Care	2015	2019	Non-Housing Community Development		Provide for Special Needs Populations	CDBG: $272,422	Public service activities other than Low/Moderate Income Housing Benefit: 21,880 Persons Assisted
10	5A: Provide Financial Literacy Training	2015	2019	Non-Housing Community Development		Provide Economic and Workforce Development	CDBG: $200,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
11	3A: Provide Housing and Services for HOPWA	2015	2019	Non-Homeless Special Needs		Provide for Special Needs Populations	HOPWA: $1,375,448	Housing for People with HIV/AIDS added: 255 Household Housing Unit
12	4A: Provide Housing & Services for Homeless	2015	2019	Homeless		Address Housing Services for Homeless Population	ESG: $697,000	Homeless Person Overnight Shelter: 3620 Persons Assisted
13	4B: Provide Services to Prevent Homelessness	2015	2019	Homeless		Address Housing Services for Homeless Population	ESG: $282,126	Homelessness Prevention: 234 Persons Assisted

Table 6 – Goals Summary

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Goal Descriptions

1	**Goal Name**	1A: Rehabilitate Existing Housing Stock
	Goal Description	This goal includes outcomes from the Owner Occupied Rehabilitation and Reconstruction Program, Minor Repair Program and Program Delivery.
2	**Goal Name**	1B: Development of New Housing for Ownership
	Goal Description	This goal includes outcomes from the CHDO Single-Family New Construction Program and CHDO Operating Expense Awards.
3	**Goal Name**	1C: Provide homebuyer assistance
	Goal Description	This goal includes outcomes from the Homebuyer Incentive Program.
4	**Goal Name**	1D: Develop New Affordable Rental Housing
	Goal Description	This goal includes outcomes from multi-family rental housing development.
5	**Goal Name**	1E: Further Fair Housing Opportunities
	Goal Description	This goal includes outcomes from Fair Housing Activities.
6	**Goal Name**	2A: Integrate Mixed Income Communities
	Goal Description	This goal includes outcomes from the Operation Facelift Program.
7	**Goal Name**	2C: Improve Public Infrastructure
	Goal Description	This goal includes outcomes from awards to TCI for public infrastructure improvements, public facility improvements and the commitment to Eastpoint Choice Initiative.
8	**Goal Name**	2D: Eliminate Environmental Hazards & Blight
	Goal Description	This goal includes outcomes from Code Enfocement Ativities.
9	**Goal Name**	3B: Provide Affordable Youth Care
	Goal Description	This goal includes outcomes from the Parks and Recreation Summer Youth Program and Community Center Extended Hours.

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10	**Goal Name**	5A: Provide Financial Literacy Training
	Goal Description	This goal includes outcomes from the Financial Education Program.
11	**Goal Name**	3A: Provide Housing and Services for HOPWA
	Goal Description	This goal includes outcomes from the HOPWA Program.
12	**Goal Name**	4A: Provide Housing & Services for Homeless
	Goal Description	This goal includes outcomes from the HESG Program.
13	**Goal Name**	4B: Provide Services to Prevent Homelessness
	Goal Description	This goal includes outcomes from the HESG Program.

Table 7 – Goal Descriptions

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

Below are an estimated number of extremely low-income, low-income and moderate-income families the City will be assisting:

- 10 households at or below 80% of area median income with new affordable rental housing; 20% of these units will be further restricted to households at or below 50% of area median income.
- 40 households at or below 80% or area median income with homebuyer assistance.
- 25 households at or below 80% of area median income with new housing for ownership.

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AP-35 Projects – 91.220(d)

Introduction

This section provides details on the planned projects under the FY 2018 (PY 2017) Action Plan. All of these projects are in line with the Five Year Consolidated Plan.

#	Project Name
1	CDBG: Legal Administration
2	CDBG: Grant Administration and Planning
3	CDBG: Housing Delivery
4	CDBG: Fair Housing Activities
5	CDBG: Single Family Rehabilitation Activities
6	CDBG: Facade Improvement Program
7	CDBG: Code Enforcement Activities
8	CDBG: Eastpoint Neighborhood Infrastructure Activities
9	CDBG: Public Facility Improvements
10	CDBG: Public Service Activities
11	CDBG: Parks & Recreation Summer Youth Program
12	CDBG: Parks & Recreation Community Center Extended Hours
13	CDBG: Financial Education Program
14	CDBG: HUD 108 Loan Payment
15	HOME: Grant Administration
16	HOME: Single Family Rehabilitation and Reconstruction
17	HOME: Multi-Family Rental Housing Development
18	HOME: CHDO Single-Family New Construction
19	HOME: Homebuyer Incentive Program
20	HOME: CHDO Operating Expense
21	HOPWA: Housing and Supportive Servics
22	HESG: Program and Services

Table 8 – Project Information

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

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Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	**Project Name**	CDBG: Legal Administration
	Target Area	NA
	Goals Supported	NA
	Needs Addressed	NA
	Funding	CDBG: $151,096
	Description	CDBG Funds will be used for personnel costs of 2 positions. This project will be funded with PY 2017 entitlement and is part of the CDBG 20% administrative cap. The NHSD Attorney is responsible for performing legal work in connection with the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for People With Aids (HOPWA) and all related grant funds, including negotiating, drafting and reviewing all related transactional documents, including but not limited to loans, grants, related contracts, restrictive covenant agreements, leases, licenses, and memoranda, and all related legal issues. The Planning attorney is also responsible for representing City interests in all related grant funded projects under the jurisdiction of the U.S. Bankruptcy Court. Finally, the Planning attorney assists client departments in formulating strategies to address all HUD related community and economic development issues. The Code Compliance Attorney is responsible for prosecuting criminal code compliance cases; advising City departments on legal matters and assisting in formulating strategies to address quality of life issues; providing legal advice to City Council; attending community meetings; training code compliance officers; defending BSB (Building Standards Board) appeals; filing and prosecuting lawsuits to abate common nuisances related to habitual criminal activities; coordinating the DART Unit (Dangerous Assessment Response Team) to abate nuisance properties related to habitual or chronic criminal or code violations; working with DART and community leaders to develop proactive, creative solutions to neighborhood problems such as unsafe buildings, code violations, prostitution, gang activity, alcohol offenses, and transient crimes in CDBG eligible areas.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	NA
2	**Project Name**	CDBG: Grant Administration and Planning
	Target Area	NA
	Goals Supported	NA

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	Needs Addressed	NA
	Funding	CDBG: $1,944,614
	Description	CDBG funds will be used fully or partially fund the administrative costs of 25 positions in NHSD and Finance. This project will be funded with PY 2017 entitlement and program income totaling $1,944,614. This is part of the CDBG 20% administrative cap.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	NA
3	**Project Name**	CDBG: Housing Delivery
	Target Area	NA
	Goals Supported	NA
	Needs Addressed	NA
	Funding	CDBG: $500,000
	Description	CDBG funds will be used to fully fund the administrative costs to support the delivery of the City's Green and Healthy Homes Initiative and the Owner Occupied Rehabilitation/Reconstruction Program.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	NA
4	**Project Name**	CDBG: Fair Housing Activities
	Target Area	NA
	Goals Supported	1E: Further Fair Housing Opportunities
	Needs Addressed	Provide Decent Affordable Housing
	Funding	CDBG: $246,000

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	Description	The DHS Fair Housing Administration program will provide for personnel costs of the City's Fair Housing Program which will promote activities on asset retention by addressing unique problems of predatory lending practices by unscrupulous lenders. The program will provide information and education, especially to the disabled and elderly community, through outreach presentations and classes. 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 predatory lending counseling. CDBG funding in the amount of $192,784 will pay the personnel costs for 3 positions. In addition, CDBG funding in the amount of $52,990, within the CDBG Administrative Cap, will fund personnel costs of 1 position for administrative support to the Fair Housing Program.
	Target Date	09/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This program will assist 325 people whose income is below 80% of area median income.
	Location Description	City-Wide
	Planned Activities	NA
5	**Project Name**	CDBG: Single Family Rehabilitation Activities
	Target Area	City-Wide
	Goals Supported	1A: Rehabilitate Existing Housing Stock
	Needs Addressed	Provide Decent Affordable Housing
	Funding	CDBG: $330,000
	Description	In an effort to preserve our inner city neighborhoods, the City will utilize CDBG funds to assist low to moderate income homeowners that are in need of rehabilitating or reconstructing homes. Funds available may assist with all aspects of rehabilitation including weatherization, lead based paint abatement, and clearance activities.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This program will assist 4 people whose income is below 80% of area median income.
	Location Description	City-Wide
	Planned Activities	In an effort to preserve our inner city neighborhoods, the City will utilize CDBG funds to assist low to moderate income homeowners that are in need of rehabilitating or reconstructing homes. Funds available may assist with all aspects of rehabilitation including weatherization, lead based paint abatement, and clearance activities.
6	**Project Name**	CDBG: Facade Improvement Program
	Target Area	NA
	Goals Supported	2A: Integrate Mixed Income Communities
	Needs Addressed	Provide Neighborhood Revitalization Efforts
	Funding	CDBG: $300,000

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	Description	CDBG funds in the amount of $300,000.00 will funds the Operation Facelift Program, which funds facade improvements to reverse the deterioration of commercial structures and stimulate new private investment and economic growth.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This project assists business owners improve the facades of 9 businesses in low and moderate income, primarily residential, neighborhoods.
	Location Description	City-Wide
	Planned Activities	This project assists business owners improve the facades of 9 businesses in low and moderate income, primarily residential, neighborhoods.
7	**Project Name**	CDBG: Code Enforcement Activities
	Target Area	NA
	Goals Supported	2D: Eliminate Environmental Hazards & Blight
	Needs Addressed	Provide Neighborhood Revitalization Efforts
	Funding	CDBG: $187,749
	Description	CDBG funds will be used to support three (3) Code Enforcement positions that provide code enforcement within areas designated as CDBG eligible. The City allocates additional local resources in support of other code enforcement costs that are not CDBG eligible (for example, abatements and demolitions). This budget does not provide for the cost of correcting code violations.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1,500 homes will be assisted by the correction of Code violations with each officer expected to visit a minimum of 500 unique addresses. It is estimated that 85% (1,275) of homes will have violations addressed by property owners and 15% (225 homes) will be abated by the City using non-CDBG funds.
	Location Description	City-Wide
	Planned Activities	CDBG funds will be used to support three (3) Code Enforcement positions that provide code enforcement within areas designated as CDBG eligible. The City allocates additional local resources in support of other code enforcement costs that are not CDBG eligible (for example, abatements and demolitions). This budget does not provide for the cost of correcting code violations.
8	**Project Name**	CDBG: Eastpoint Neighborhood Infrastructure Activities
	Target Area	Wheatley
	Goals Supported	2C: Improve Public Infrastructure
	Needs Addressed	Provide Neighborhood Revitalization Efforts
	Funding	CDBG: $2,532,662

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	Description	CDBG funds will be utilized for public improvements to EastPoint (previously known as the Eastside Choice Neighborhood Transformation or Wheatley Choice Neighborhood). In 2013, the City pledged approximately $19.4 million in various resources over a five year period to leverage another $88.5 million in public and private funds including a $30 million HUD Choice Neighborhood Initiative grant, for this transformational project. Through FY 2016, the City and related entities (SAWS, CPS and Inner City TIRZ) have awarded $10.6 million to EastPoint or 54% of the pledge. The City and related entities are expecting to award an additional $6.4 million during FY 2017, bringing the City's cumulative investment to $17 million or 87% of the multi-year pledge.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	These public infrastructure improvements will benefit at least 1000 low and moderate income families.
	Location Description	Eastpoint Neighborhood Initiative Footprint
	Planned Activities	CDBG funds will be utilized for public improvements to EastPoint (previously known as the Eastside Choice Neighborhood Transformation or Wheatley Choice Neighborhood).
9	**Project Name**	CDBG: Public Facility Improvements
	Target Area	NA
	Goals Supported	2C: Improve Public Infrastructure
	Needs Addressed	Provide Neighborhood Revitalization Efforts
	Funding	CDBG: $304,500
	Description	This project will include public facility improvements.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	These public facility improvements will benefit at least 3000 low and moderate income families.
	Location Description	City-Wide
	Planned Activities	This project will include two public facility improvements.
10	**Project Name**	CDBG: Public Service Activities
	Target Area	NA
	Goals Supported	2C: Improve Public Infrastructure
	Needs Addressed	Provide Neighborhood Revitalization Efforts
	Funding	CDBG: $149,955
	Description	This project will include funding for a public service activity that will benefit low and moderate income persons.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities will assist at least 50 low income persons.

	Location Description	City-Wide
	Planned Activities	
11	**Project Name**	CDBG: Parks & Recreation Summer Youth Program
	Target Area	NA
	Goals Supported	3B: Provide Affordable Youth Care
	Needs Addressed	Provide for Special Needs Populations
	Funding	CDBG: $208,282
	Description	CDBG funds in the amount of $208,282.00 will be used for the COSA Parks and Recreation Department's Summer Youth Program that 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. The CDBG funding provides for staff salaries for 8 weeks (Monday-Friday from 7:30 a.m.- 5:30 p.m.) during the summer months for the Summer Youth Program at 20 Community Centers in areas targeted for at-risk behavior prevention. The Parks and Recreation Department does not currently have enough appropriated funding for the Summer Youth Program at the 20 designated community centers. Without this funding, the Parks and Recreation Department would have to request a General Fund enhancement through the budget process in order to offer the level of services provided.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1,880 low to moderate income persons will benefit from this funding.
	Location Description	20 Community: Bode (901 Rigsby); Copernicus (5003 Lord Road); Cuellar (5626 San Fernando); Dawson (2500 E. Commerce); Denver Heights (300 Porter); Dorie Miller (2802 M.L.King); Father Roman (11030 Ruidosa); Garza (1450 Mira Vista); Gill (7902 Westshire); Harlandale (7227 Briar Place); Meadowcliff (1260 Pinn Road); Miller's Pond (6175 Old Pearsall Road); Normoyle (700 Culberson); Palm Heights (1201 W. Malone); Ramirez (1011 Gillette Blvd); San Juan (2307 Calaveras); South San (2031 Quintana); Southside Lions (3100 Hiawatha); Tobin (1900 W. Martin); Woodard (1011 Locke Road)
	Planned Activities	CDBG funds in the amount of $208,282.00 will be used for the COSA Parks and Recreation Department's Summer Youth Program that 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.
12	**Project Name**	CDBG: Parks & Recreation Community Center Extended Hours
	Target Area	NA
	Goals Supported	3B: Provide Affordable Youth Care
	Needs Addressed	Provide for Special Needs Populations
	Funding	CDBG: $64,140

	Description	CDBG funds in the amount of $64,140.00 will be used to support the City of San Antonio Parks and Recreation Department that 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. Each center is staffed with two Recreation Assistants who monitor the programs offered at each facility. The Community Center Extended Hours program operates evenings and Saturdays (proposed schedule: Monday-Thursday 5:30- 9:00pm and Saturday 10am - 3pm) for 8 weeks of the summer at 18 Community Centers in areas targeted for at-risk behavior prevention. Without this funding, the Parks and Recreation Department would have to request a General Fund enhancement through the budget process in order to offer the level of service provided.
	Target Date	09/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 20,000 low to moderate income persons will benefit from this funding.
	Location Description	18 Community Centers: Bode (901 Rigsby); Copernicus (5003 Lord Road); Cuellar (5626 San Fernando); Dawson (2500 E. Commerce); Denver Heights (300 Porter); Father Roman (11030 Ruidosa); Garza (1450 Mira Vista); Harlandale (7227 Briar Place); Meadowcliff (1260 Pinn Road); Miller's Pond (6175 Old Pearsall Road); Normoyle (700 Culberson); Palm Heights (1201 W. Malone); Ramirez (1011 Gillette Blvd); San Juan (2307 Calaveras); South San (2031 Quintana); Southside Lions (3100 Hiawatha); Tobin (1900 W. Martin); Woodard (1011 Locke Road)
	Planned Activities	CDBG funds in the amount of $64,140.00 will be used to support the City of San Antonio Parks and Recreation Department that 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.
13	**Project Name**	CDBG: Financial Education Program
	Target Area	NA
	Goals Supported	5A: Provide Financial Literacy Training
	Needs Addressed	Provide Economic and Workforce Development
	Funding	CDBG: $200,000
	Description	CDBG funds in the amount of $200,000 will be used to support a financial counseling program that provides free basic financial literacy to area residents. This includes funding personnel costs for 1 position and an external contract with Family Services Association.
	Target Date	09/30/2018

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	Estimate the number and type of families that will benefit from the proposed activities	This program aims to provide assistance to a minimum of 400 individuals during the 2018 fiscal year. This goal of 400 individuals include 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).
	Location Description	City-Wide
	Planned Activities	CDBG funds in the amount of $200,000 will be used to support a financial counseling program that provides free basic financial literacy to area residents. This includes funding personnel costs for 1 position and an external contract with Family Services Association.
14	**Project Name**	CDBG: HUD 108 Loan Payment
	Target Area	NA
	Goals Supported	NA
	Needs Addressed	NA
	Funding	CDBG: $4,802,609
	Description	In FY 2006, the City of San Antonio received a $57 million HUD 108 Capital Improvement Loan for the benefit of low to moderate income persons. Each year approximately $4.8 million of the CDBG entitlement is set aside for debt service to the Section 108 Guaranteed loan which becomes due on August 1, 2025.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	NA
15	**Project Name**	HOME: Grant Administration
	Target Area	NA
	Goals Supported	NA
	Needs Addressed	NA
	Funding	HOME: $489,891
	Description	HOME funds will be used fully or partially fund the personnel costs for positions in NHSD and Finance. This project will be funded with PY 2017 entitlement and program income $489,891. This is part of the HOME 10% administrative cap.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	NA

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16	**Project Name**	HOME: Single Family Rehabilitation and Reconstruction
	Target Area	NA
	Goals Supported	1A: Rehabilitate Existing Housing Stock
	Needs Addressed	Provide Decent Affordable Housing
	Funding	HOME: $1,500,000
	Description	HOME Funds in the amount of $1,500,000 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.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit 18 households with an AMI of 80% or below.
	Location Description	City-Wide
	Planned Activities	Owner Occupied rehabilitation or reconstruction for 18 low to moderate income households.
17	**Project Name**	HOME: Multi-Family Rental Housing Development
	Target Area	NA
	Goals Supported	1D: Develop New Affordable Rental Housing
	Needs Addressed	Provide Decent Affordable Housing
	Funding	HOME: $1,250,000
	Description	HOME funds are set-aside to support multi-family rental development activities awarded through the State Tax Credit Program or have leveraged significant private investment. The program provides gap financing for both new construction and rehabilitation of affordable rental housing units for low income families.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that there will be approximately 10 HOME units for this type of activity. All units will be rented to households at or below 80% of area median income. 20% of the units will be further restricted to households at or below 50% of area median income.
	Location Description	City-Wide
	Planned Activities	
18	**Project Name**	HOME: CHDO Single-Family New Construction
	Target Area	NA
	Goals Supported	1B: Development of New Housing for Ownership
	Needs Addressed	Provide Decent Affordable Housing
	Funding	HOME: $1,220,000
	Description	The HOME program requires the City to set aside funds for Community Housing Development Organizations (CHDOs) to develop affordable housing units. This funding will be utilized for affordable single-family new construction development.

	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that there will be approximately 25 HOME units for this type of activity. All units will be sold first time homebuyers at or below 80% of area median income.
	Location Description	City-Wide
	Planned Activities	
19	**Project Name**	HOME: Homebuyer Incentive Program
	Target Area	NA
	Goals Supported	1C: Provide homebuyer assistance
	Needs Addressed	Provide Decent Affordable Housing
	Funding	HOME: $364,018
	Description	HOME funds will be utilized to assist low-to-moderate income homebuyers seeking to purchase decent, safe affordable housing. Specifically, the program will provide down payment and closing cost assistance to ensure homes are both affordable and sustainable to the homebuyer.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit 36 households whose incomes are below 80% of median income.
	Location Description	City-Wide
	Planned Activities	
20	**Project Name**	HOME: CHDO Operating Expense
	Target Area	NA
	Goals Supported	1B: Development of New Housing for Ownership
	Needs Addressed	Provide Decent Affordable Housing
	Funding	HOME: $75,000
	Description	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.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	NA
	Planned Activities	NA
21	**Project Name**	HOPWA: Housing and Supportive Servics
	Target Area	NA

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	Goals Supported	3A: Provide Housing and Services for HOPWA
	Needs Addressed	Address Housing Services for Homeless Population
	Funding	HOPWA: $1,417,988
	Description	The City will provide tenant based rental assistance, transitional housing, and other housing assistance for persons with HIV/AIDS as well as funding transportation, case management, and food and nutrition programs.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This program will assist 255 households with rental vouchers.
	Location Description	City-wide
	Planned Activities	The City will provide tenant based rental assistance, transitional housing, and other housing assistance for persons with HIV/AIDS as well as funding transportation, case management, and food and nutrition programs. With HOPWA funds, $425,396 will be used for long term tenant based rental assistance to provide housing rental vouchers to 105 persons; $212,698 will be used for transitional housing services to be provided to 155 persons; $297,777 will be used for housing information assistance to be provided to 870 persons with 150 placed into tenant based rental assistance; $226,878 will be used for transportation to serve 1,050 persons; $127,619 will be used for food and nutrition programs to serve 500 persons; $85,080 will be used for case management services to be provided to 131 persons. Administration costs will be $42,540.
22	**Project Name**	HESG: Program and Services
	Target Area	NA
	Goals Supported	4A: Provide Housing & Services for Homeless 4B: Provide Services to Prevent Homelessness
	Needs Addressed	Address Housing Services for Homeless Population
	Funding	ESG: $1,031,482
	Description	The 2017 Federal Fiscal Year allocation of ESG funds for the City of San Antonio are planned to 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.
	Target Date	9/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This program will assist 3,730 homeless households with housing and 178 persons with homelessness prevention.
	Location Description	City-Wide

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	Planned Activities	HESG is funding the following activities: Emergency Shelter - $499,776 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, employment assistance and job training and support services to the homeless population. The City anticipates assisting 3,620 homeless persons through this effort. Rapid Re-housing - $197,224 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 110 persons through this effort and placing 95 into permanent housing. Homeless Prevention - $282,126 The City will work with external partners to provide rental assistance to individuals who are at-risk of becoming homeless and to prevent from becoming homeless and from moving into an emergency shelter. These funds are intended to target individuals and families who would be homeless but are in need of rental assistance. The City anticipates assisting 234 persons or 78 households through this effort. Administration - $52,356

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AP-50 Geographic Distribution – 91.220(f)

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

The Wheatley Area is located in Council District 2 in an area with direct access to N. New Braunfels Avenue and IH-35. The target area is the recipient of both Promise Neighborhood and CHOICE Neighborhood Implementation Grants. In 2013, the City pledged approximately $19.4 million in various resources over a five year period to leverage another $88.5 million in public and private funds including a $30 million HUD Choice Neighborhood Initiative grant, for this transformational project. For FY 2018 (PY 2017), the City is committing 21% of CDBG and HOME funding to the Wheatley Target Area.

Geographic Distribution

Target Area	Percentage of Funds
Wheatley Target Area	21

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City pledged approximately $19.4 million in various resources over a five year period to the Wheatley Area in order to leverage another $88.5 million in public and private funds including a $30 million HUD Choice Neighborhood Initiative Grant.

Discussion

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

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

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

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

Promotes healthy environments and lifestyles and/or access to health care resources: San

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

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

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

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As housing costs continue to rise, the City will utilize HOME funding to develop safe, decent, and affordable housing for low and moderate income households. HOME funds will primarily be utilized for the development of single-family housing for ownership, multi-family housing for rental, rehabilitation of existing units and down payment/closing costs assistance for first time homebuyers.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	93
Special-Needs	0
Total	93

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	35
Rehab of Existing Units	22
Acquisition of Existing Units	36
Total	93

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

The table describes the one year goals specifically for the HOME Program as required by 91.220(g). It describes the term affordable housing to be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

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AP-60 Public Housing – 91.220(h)

Introduction

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

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

The City of San Antonio will continue to collaborate with the San Antonio Housing Authority (SAHA) to identify and addresses the needs of our low income residents. More specifically, the City and SAHA have agreed to investment consider City resources in support of the Wheatley Transformational Plan Area through public infrastructure investment, gap financing, and other partnership opportunities. Specifically, this year, the City has appropriated $1.7M in CDBG funds to address neighborhood infrastructure needs and $2.5M in HOME funds for a multi-family rental housing development.

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

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

The City is not aware of the Public Housing Authority being designated as troubled.

Discussion

The City of San Antonio has a good working relationship with the San Antonio Housing Authority (SAHA) and continues to work collaboratively on many different projects.

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

Introduction

The San Antonio/Bexar County Continuum of Care (CoC) was established in 1992 and has grown to include 36 different agencies that serve the homeless population. The number of programs continues to grow annually as additional grant proposals are funded through HUD and other Federal and State agencies. The continuum has three major goals: Focus on ending veteran homelessness, reducing chronic homelessness, prevent and end homelessness among families, children and youth by prioritizing the most intensive housing resources for those who are most vulnerable, and coordinate access to homeless services across the entire Continuum of Care.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The CoC developed Emergency Solutions Grants (ESG) and Continuum of Care funds housing and chronic homelessness standards as required by HUD regulation [24 CFR 576.400 (e) and 24 CFR 578.7(a)(8)]. A Housing Standards and Chronic Homeless Working Group and Coordinated Entry Committee These standards were created in coordination with the CoC which includes all jurisdictions within Bexar County, Texas and the limits of the City of San Antonio, as well as Texas Department of Housing and Community Affairs ESG funding within the CoC geographic area. They were developed by the South Alamo Regional Alliance for the Homeless (SARAH) which serves as the governing body and Board of the CoC. Each ESG and CoC funded service provider must comply with the minimum written standards established by the CoC.

Minimum standards for program coordination consist of an on-going system and integration of ESG and CoC funded activities to the maximum extent practicable with the following; emergency shelter providers, essential services providers, homelessness prevention, transitional housing, permanent supportive housing and rapid re-housing assistance providers.

The CoC developed a centralized coordinated assessment system in accordance with HUD's requirements (24 CFR Part 578). All providers within the CoC's area, except for victim service providers, shall use that assessment system. A victim service provider may choose not to use the CoC's assessment system; however, all victim service providers are required to use a centralized or coordinated assessment system that meets HUDS's minimum requirements.

As the CoC moves forward in implementing coordinated entry, it will be implemented in stages commencing with Permanent Supportive Housing, then including Rapid Re-housing and Transitional 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 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.

Other community outreach programs are directed at assessing individual homeless needs and

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

DHS coordinated an outreach and notification system to address community and citizen requests in handling homeless clean up sweeps and encampments in the downtown business area and surrounding neighborhoods. Homeless outreach teams will be on-site to offer supportive services in an effort to divert homeless to provider supportive services. Partners of street sweeps and encampments include: Local government members, law enforcement, local businesses and non-profit partners.

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the Consolidated Plan and the CoC strategic plans, the City of San Antonio will provide funding, both from HUD and other sources, for essential services and operations to local emergency shelters and transitional housing facilities. The facilities provide shelter and services to homeless families with children, single parents with children, single men and women, victims of domestic violence, homeless veterans and the population living on the streets. The City aligns its funding allocation with the goals set by the CoC.

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

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

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

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

In Fiscal Year 2018 (Grant Year 2017), the City of San Antonio, Department of Human Services (DHS), will offer an array of programs through Family Assistance Division for homelessness prevention and to assist residents experiencing financial hardships with the payment of utility bills and rent. DHS will continue to collaborate with the San Antonio Water System (SAWS) and City Public Service (CPS Energy) to offer utility assistance programs such as Project WARM (Winter Assistance Relief Mobilization), Residential Energy Assistance Partnership (REAP), SAWS Project AGUA, Plumbers to People, Laterals to People, and the ADP (Affordability Discount Program). These programs will assist rate payers at or below 125% of the federal poverty guidelines with their utilities. Other program 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. DHS also offers the Fair Housing Program that 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. In FY 2018 DHS's Homeless Prevention Program anticipates serving up to 50 households/150 individuals.

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

Discussion

In addition, 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 report by a local university to provide a thorough analysis of the local homeless population, and this information will be used by the CoC to form policy.

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AP-70 HOPWA Goals – 91.220 (l)(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	255
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	155
Total	410

DRAFT

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

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

- Adopt a new Comprehensive Plan to replace the City's 1997 Master Plan Policies. Housing Element of the Comprehensive Plan will provide an integrated policy framework for meeting San Antonio's existing and future affordable housing needs based on a thorough analysis of current and projected conditions, identification of the full range of challenges and opportunities, and community input.
- Establishment of the San Antonio Housing Commission. The Housing Commission is the coordinating body charged with making recommendations to City Council on affordable housing preservation and production as well as policies to minimize displacement and mitigate the effects of neighborhood change. The Housing Commission is comprised of dedicated and knowledgeable citizens. The Housing Commission is charged with implementing the following recommendations of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods which will assist to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing.
- Continue to process and mediate fair housing choice complaints. Complaints not successfully mediated at the client's request will be referred to HUD's Department of Fair Housing and Equal Opportunity. Review multi-family rental building plans for compliance with all accessibility design requirements of the Fair Housing Act and the City Building Codes. Continue to review project marketing plans for compliance with the City's Affirmatively Furthering Fair Housing Rule and the required outreach efforts of project developments to special needs organizations.
- Continue to promote alternative special zoning districts and use patterns adopted by the City of San Antonio that support mixed commercial and residential uses along corridors, through regulatory incentives and density bonuses for affordable housing.
- Work to encourage lending institutions to operate in areas that are underserved and to provide services to underserved population

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.

DRAFT

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. The paragraphs below address the actions being undertaken by the City.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

Through input from the Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods, the City of San Antonio is committed to strengthen the fabric of our existing neighborhoods so current homeowners may remain in their homes amidst economic reinvestment and neighborhood revitalization; create vibrant, diverse, and inclusive neighborhoods where new residents and businesses thrive alongside current residents and established businesses; and provide for the protection of our most vulnerable residents from adverse impacts of neighborhood change. Through this Action Plan, the City has dedicated approximately $1.8 million in CDBG and HOME funds to provide minor repairs, rehabilitation, and reconstruction of homes in our low income communities while addressing fair housing discrimination.

Actions planned to reduce lead-based paint hazards

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

1. Implementing sophisticated lead hazard identification and reduction protocols
2. Providing a wide range of technical assistance to housing services providers, for-profit and non-profit housing partners, and contractors

3. Making lead hazard control a requirement of all City funded housing rehabilitation programs
4. Operating the most efficient and effective housing rehabilitation and lead-based paint testing and abatement programs possible
5. Encouraging the private sector to continue to participate in the development of affordable housing
6. Encouraging local housing providers to solicit participation by the private business community whether it is financial, expert advice or sitting on boards of directors of nonprofits.

The City also provided $300,000 in PY 2016 CDBG funds for minor repair activities that will support costs not eligible under the HUD Lead Grants. This will allow projects that were previously considered unfeasible to be considered for the Lead Program.

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

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

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

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

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

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

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

The City of San Antonio continues to work in collaboration with multiple public and private entities including San Antonio Housing Authority, Bexar County, Haven for Hope, and other nonprofit housing providers such as Habitat for Humanity in addressing the needs of low-to-moderate income, special needs, and homeless populations. Significant planning efforts between these entities continue to be coordinated by the Department of Planning and Community Development and the Department of Human Services.

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.

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Program Specific Requirements

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

Introduction

The FY 2018 (PY 2017) Action Plan includes $561K in CDBG Program Income and $1M in HOME Program Income. The City will utilize 97% of CDBG Program Income and 95% of the HOME Program Income on eligible activities. The City will utilize 100% of its programmatic CDBG and HOME funds to assist low to moderate income persons in our community.

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	311,486
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
Total Program Income:	**311,486**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
   The City adopted a recapture provision for all Homebuyer Activities using HUD HOME funds as a Direct Homebuyer Subsidy or if the project includes both a Direct and Development Subsidy. These provisions ensure that COSA recoups all or a portion of the HOME assistance to the homebuyer (closing costs, down payment and/or junior mortgage) if the home does not continue to be the principal residence of the homebuyer for the duration of the affordability period (time during which homebuyer must maintain property as principal residence). The City shall reduce the HOME investment amount to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the entire affordability period (i.e., a forgivable period). The HOME subsidy will be forgiven annually upon the anniversary of the closing date (e.g. 1/5 of HOME subsidy forgiven each year for a five-year affordability period on the anniversary of the closing date). The City shall recoup funds based on a shared net proceeds basis. The maximum recapture amount by the City is equal to the HOME subsidy, times one minus the pro-rata basis percentage [Subsidy X (1 - Pro-Rata Basis)]. In the event the Homebuyer sells the property during the affordability period, and the net proceeds are not sufficient to repay the City the lesser of either the actual balance owed on the subsidy OR the remaining balance according to the affordability period, the City shall recapture any and all net proceeds. Under the recapture provision, the amount subject to the affordability period includes the amount provided directly to, or on behalf of the homebuyer, including down payment, closing costs, and/or direct loan plus any HOME assistance that lowers the cost of the home below market price (i.e. the difference between the market value of home and what it actually sold for).

   The City shall require that Resale provisions be used in the event that only a Development Subsidy is used to make the home affordable (i.e. funding construction to the developer). In a project where both Development and Direct subsidies are provided, recapture provisions shall apply. Resale provisions require the homeowner to sell to another low-income homebuyer. The resale requirement must ensure that the price at resale provides the original HOME-assisted owner a fair return on investment and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers as defined below:
   Affordable Range: A family earning 80% AMI and below and who do not pay more than 30% of their gross income for PITI (Principal, Interest, Tax, and Insurance).
   Fair Return on Investment: A Homeowner can sell the home during the affordability period

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

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

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

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
   Affordability for homeownership projects undertaken using the recapture provision shall be ensured through the use of real estate lien notes and/or restrictive covenants outlining the City's recapture provisions. Homeownership projects undertaken using the resale provision shall use deed restrictions, covenants running with the land, or other similar mechanisms per 92.254(a)(5)(i)(A) to ensure the resale requirements are met. The period of affordability specified in the mortgage will be the minimum period for the project as specified above. The period of affordability is based on the total amount of HOME funds invested in the housing project.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
   The City of San Antonio may use HOME funds to refinance existing single family mortgages or debt secured b y multifamily housing that is being rehabilitated with HOME funds as described in 24 CFR §92.206(b). COSA shall use its underwriting and evaluation criteria and standards, as found in its City Council adopted Housing Policy and the HOME Final Rule At a minimum, these rules require:
   - Rehabilitation to be the primary eligible activity for developments involving refinancing of existing debt;
   - HOME funds may not be used to refinance affordable home or housing development constructed within the past 10 years;
   - A minimum funding level for rehabilitation on a per unit basis;
   - Requires a review of maintenance practices to demonstrate that disinvestments in the property have not occurred, when applicable;

- Long term needs of the property can be met;
- Financial feasibility will be maintained over an extended affordability period, as applicable;
- Specifies the required period of affordability; and
- Ensures HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

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

2. *If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.*
   The Continuum of Care coordinated assessment system was developed and adopted in March 2017 in accordance with HUD's requirements (24 CFR Part 578) all providers within the Continuum of Care's area, except for victim service providers, shall use that assessment system.
   - A victim service provider may choose not to use the Continuum of Care's assessment system. However, all victim service providers are required to use a centralized or

coordinated assessment system that meets HUDS's minimum requirements.

- This shall include the use of a standardized assessment tool by all providers to determine the appropriate intervention to address the episode of homelessness and the prioritization of individuals and families for assistance based on the severity of their service needs and the length of time homeless. • The CoC has determined that the VI-SPDAT (Vulnerability Index – Service Priority Decision Assessment Tool) will be the standardized assessment tool used for San Antonio/Bexar County. The VI-SPDAT is required to be conducted upon intake into: Emergency Shelter, Transitional Housing, Rapid Rehousing and Permanent Supportive Housing. Outreach workers should conduct a VI-SPDAT on homeless persons engaged. Providers conducting the VI-SPDAT assessment are required to enter that information into HMIS.
- As the San Antonio/Bexar County CoC moves forward in implementing coordinated entry, it will be implemented in stages commencing with Permanent Supportive Housing, then including Rapid Rehousing and Transitional Housing. o 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"
- All referrals through San Antonio/Bexar County coordinated entry to permanent supportive housing will be prioritized consistent with Notice CPD-14-012.
- 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. These requirements will be documented in the Coordinated Entry System Policies and Procedures.
- This includes but is not limited to: Only admitting persons and families and accepting referrals from the coordinated entry system; Designate a staff member and alternate as the agency's point-of contact for coordinated entry and; Participate in trainings established by the CoC.
- The City will incorporate this common assessment tool into its ESG grantee requirements as well.
- This includes but is not limited to: Only admitting persons and families and accepting referrals from the coordinated entry system; designating a staff member and alternate as the agency's point-of contact for coordinated entry and; Participating in trainings established by the CoC.

3. *Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).*
   The City distributes its ESG funds through a competitive bid process. Every two years, a

competitive Request for Proposals (RFP) under the ESG program is issued by DHS, soliciting proposals from organizations. The City issued a formal RFP on April 1, 2016 for funding for FY 2017 and FY 2018. The RFP closed on May 6, 2016 and proposed recommendations were approved by City Council on September 15, 2016. Proposals selected for funding are executed as one-year contracts with the option of single renewal at the end of the contract term. DHS subjects all proposals to a rigorous review and selection process by committees comprised of subject matter experts, City staff and community members who review and score the proposals. After the review of proposals, each evaluation committee submits a final ranking to the Director of DHS, who reviews the rankings, program consistency with City Council goals and objectives, need for the service by underserved populations and Council Districts, potential duplication, availability of funds, and agency past performance, in order to formulate recommendations.

The following are the criteria used to evaluate and select proposals for funding under the City's ESG program:

- Applicant agency must meet all state and federal requirements, as threshold criteria, for an award
- Demonstration of need within the proposed project area for the type of services proposed for the population to be served
- Evidence of ability to develop the proposed project, expend all funds within the required time-frames, and to operate the project over the required contract period
- Evidence of ability to provide, either directly or through referral, the appropriate support servicesa) The appropriateness of plans for participant selection and the consistency of these plans within the intent of the ESG programb) The reasonableness of the total project cost and the ESG program amount requested, and the eligibility of proposed expendituresc) Evidence that matching funds are firmly committed and available for obligation and expenditured) Evidence that focus of the project is on enabling participants to achieve the highest level of self-sufficiency possiblee) Evidence of financial feasibility of the project over the required operating periodf) Appropriateness of qualifications and backgrounds of personnel and staff assigned to the project.

4. *If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.*

   24 CFR 576.405(a) requires the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policy-making entity of the recipient. CoC membership currently fulfills this requirement.

5. *Describe performance standards for evaluating ESG.*

   CoC-wide ESG performance measures were adopted by the SARAH 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 in to 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 assistanceRapid Re-housing programs should meet the following performance standards:
- Exits to permanent housing should be at least 75% for individuals and 85% for families
- Exits to homelessness should be less than 5% within one year
- Maintain or increase employment income: at least 20%
- Maintain or increase overall income: at least 45%
- Participants received an increased number of benefits: at least 35%
- Average length of stay should be 90 day or less of rental assistance.

Discussion

The City adheres to all CDBG, HOME, and HESG requirements as specified above.

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