



City of San Antonio

Agenda Memorandum

File Number:15-3089

Agenda Item Number: 3.

Agenda Date: 5/12/2015

In Control: Quality of Life Committee

DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: John M. Dugan

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT: A briefing on the FY 2016-2020 Consolidated Plan, FY 2016 Action Plan, and the FY 2016 and FY 2017 REnewSA Target Areas

SUMMARY:

A briefing on the proposed FY 2016-2020 Consolidated Plan, FY 2016 Action Plan and Budget, and the FY 2016 and FY 2017 REnewSA Target areas to include administering programs funded through the City's four U.S. Department of Housing and Urban Development grant programs including the Community Development Block Grant, Home Investment Partnership Grant, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS Grant. The item will also include a briefing on the recommended FY 2016 and FY 2017 REnewSA Target Areas.

BACKGROUND INFORMATION:

Consolidated Plan

The City of San Antonio receives four federal entitlement grants awarded through the Department of Housing and Urban Development. These four grants include CDBG, HOME, ESG and HOPWA. The City has estimated \$89.9 million in federal resources anticipated to be available through the four formula grants over the next five years.

In order to determine the most pressing needs and develop effective, place-based market-driven strategies to meet needs, HUD requires the development of a FY2016-2020 Consolidated Plan ("Consolidated Plan"). In developing the Consolidated Plan, the City gathered information through a number of methods, including a facilitated engagement session with 42 local stakeholders, four public meetings, a community survey, which received over 1,650 responses, and a review of available census and HUD data. This process formed the basis

of the strategic plan element of the Consolidated Plan.

Annually, the City coordinates an Action Plan process to identify and implement community development and affordable housing activities to advance the goals of the Consolidated Plan. The City is completing both processes concurrently.

REnewSA Target Areas

REnewSA is a collaborative initiative that partners multiple City departments and outside agencies to further fair housing and maximize the impact of federal and local community development resources. REnewSA accomplishes this by utilizing a place-based approach that allocates community development resources to defined geographies that have the greatest revitalization potential and layering programs to increase the likelihood of tipping these areas from marginal to marketable.

On August 1, 2013 City Council designated the first five REnewSA Target Areas for a two year term as part of the City's HUD Annual Action Plan. Revitalization Plans for the five target areas were completed during the first and second quarters of FY 2014 and adopted by City Council on June 26, 2014. The Revitalization Plans provide a framework for achieving change in the target areas through actionable strategies and coordinated support for key improvement projects. Implementation of these plans is currently underway. Unless renewed, the term for the existing REnewSA target areas will end on September 30, 2015.

ISSUE:

FY 2016-2020 Consolidated Plan and FY 2016 Action Plan

FY 2016 - 2020 Consolidated Plan Priorities and Goals

The City established an interdepartmental Steering Committee comprising of representatives from various City departments to assist in reviewing community needs, identify other City resources, and setting initial funding priorities based on results of the community engagement. The priorities of the Strategic Plan are as follows:

Priority 1: Provide Decent Safe Affordable Housing

The City shall utilize HUD funds to address a host of affordable housing issues. The goals are:

- A. Rehabilitate existing housing stock to preserve neighborhoods by addressing aging, low performing, and substandard housing
- B. Build new affordable single family housing to re-establish strong communities
- C. Provide homebuyer assistance to make homes affordable and sustainable
- D. Develop new affordable rental housing to expand the amount of available affordable rental housing
- E. Further fair housing opportunities

Priority 2: Provide Neighborhood Revitalization Efforts

Neighborhood revitalization at its fundamental core transforms lower income neighborhoods into sustainable communities with mixed-income housing, safe streets, and economic opportunity. The goals of this priority are:

- A. Integrate housing, land use, transit, safety to create mixed-use, mixed-income neighborhoods
- B. Improve neighborhood connectivity between jobs, housing, and commercial areas
- C. Improve public infrastructure including streets, streetscapes, sidewalks, drainage, and utilities
- D. Eliminate environmental hazards and conditions of blight

Priority 3: Provide for Special Needs Populations

The City will utilize HOPWA funds to provide rental assistance, counseling, healthcare, life skills, short-term housing, supportive services and transportation services to clients. The City will also provide case management, financial assistance and support services. The goal is:

- A. Provide housing and services for persons with HIV/AIDS

Priority 4: Provide Housing and Supportive Services for Homeless Population

Emergency shelter funds are used to provide essential services and operations in emergency shelters. The services provided will improve housing stability, reduce barriers to finding safe affordable, and positively impact client's ability to remain in stable housing. The goals are:

- A. Provide Services & Housing for the Homeless
- B. Provide Services to Prevent at Risk-Persons from becoming Homeless

Priority 5: Provide Economic Development

Financial literacy for low-income families is about education with respect to reducing overall household cost in relation to household income. For basic needs, the impact of financial decisions made today directly impact the future ability to manage debt and save money. The goal is:

- A. Provide financial literacy training

FY 2016 Action Plan

The City has a total of \$18,479,722 in available funds for the FY 2016 Action Plan. The following table provides a summary of the proposed FY 2016 budget across the four grant programs.

Community Development Block Grant	\$11,852,129
Home Investment Partnership Grant	4,384,916
Emergency Solutions Grant	1,025,839
Housing Opportunities for Persons w/ AIDS	1,216,888

The approach for developing the proposed FY 2016 Action Plan and Budget involved convening workgroups with City subject matter experts to identify the proposed projects. Furthermore, staff proposes administrative improvements to ensure the delivery function of the proposed FY 2016 programs. The administrative budget across the four grants is \$2,324,842 (12.5%) and provides for grant administration while ensuring resources remain available to manage the performance of community development programs.

Community Development Block Grant (CDBG)

Minor Repair Projects

\$250,000

CDBG funds will leverage the remaining Lead Hazard Reduction Demonstration Grant (LHRD) funds to assist low to moderate income families address health and environmental safety issues across San Antonio. Specifically, CDBG funds will be utilized for minor repairs which are not eligible through LHRD grants. CDBG funding will allow Green and Healthy Homes Initiative to complete homes that would not otherwise be able to be served with the LHRD funds alone. The anticipated number of units assisted is 50.

Rehabilitation Delivery

\$504,000

CDBG funds will be utilized to support the delivery of the City's Green and Healthy Homes Initiative and to support other rehabilitation program efforts. The anticipated number of units assisted is 75.

Fair Housing Project

\$192,784

The City's Fair Housing Program will continue to advocate for and promote equal treatment of all residents of the community under the Federal Fair Housing Act. The City's program is part of the Family Assistance Division of the Department of Human Services and will promote activities on asset retention by addressing

unique problems of predatory lending practices by unscrupulous lenders. The program will provide information and education, especially the disabled and elderly community, through outreach presentations and classes. The program will also continue to assist in natural disaster situations by providing housing placement referrals for displaced families in an effort to avoid housing discrimination. At an individual level, Fair Housing staff will provide predatory lending counseling. An estimated 90% of the services provided by the program will benefit low to moderate income citizens in San Antonio neighborhoods with the least access or recourse to professional housing counseling services. The anticipated number of Fair Housing complaints mediated is 1700.

Commercial Façade Project

\$330,000

CDBG funds will support facade improvement initiatives to reverse the deterioration of commercial structures in targeted areas and stimulate new, private investment and economic growth. The City's Operation Facelift Program will provide funding for exterior improvements to commercial buildings in targeted areas. The anticipated number of businesses assisted is 15.

Catalytic Re-investment Project

\$1,200,000

CDBG funds will be utilized for public improvements to promote connectivity between residents and commercial corridors, neighborhood facilities, in an effort to transform lower income neighborhoods into sustainable communities.

EastPoint Neighborhood Infrastructure

\$1,700,000

CDBG funds will be utilized for public improvements to EastPoint (previously known as the Eastside Choice Neighborhood Transformation or Wheatley Choice Neighborhood). The City has committed approximately \$19.4 million in various City resources over a four year period to leverage other investments for the area including \$30 million in HUD Choice grants funds.

Brownfield Abatement Project

\$300,000

The City is leveraging funds allocated through a local Brownfield initiative to provide incentives for the redevelopment of sites abandoned or underutilized due to contamination caused by hazardous substances. Program funds may be used to rehabilitate existing building contaminated with hazardous substances, or to clear existing structures. The program may also be applicable for contaminated sites that have no existing structures. The anticipated number of abatements is 6.

Blight Elimination Project

\$200,000

Vacant blighted and abandoned structures are a significant barrier to improving the overall quality of life for neighborhood residents. The City proposes this blight elimination activity for vacant structures that have been deemed unsafe to promote public safety, stabilize property values, and enhance economic development opportunities. The anticipated number of abatements is 25.

Financial Literacy Project

\$200,000

The City currently supports a financial counseling program that provides free basic financial literacy to area residents. The funding source for this program is ending in September 2015, leaving a significant gap for low income individuals meeting basic financial needs. DHS shall provide individual case management training to assist approximately 400 families.

HUD 108 Loan Repayment

\$4,764,493

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.

Home Investment Partnerships (HOME) Program

Single Family Rehab & Reconstruction

\$1,446,425

In an effort to preserve our inner city neighborhoods, the City will utilize HOME funds to assist low to moderate income homeowners that are in need of rehabilitating or reconstructing homes. Funds available may assist with all aspects of rehabilitation and construction including weatherization, lead based paint abatement, and clearance activities. The City anticipates assisting 18 homes.

CHDO Set Aside

\$1,000,000

The HOME program requires the City set aside specific funds for Community Housing Development Organizations (CHDO's) to develop affordable housing units. The City anticipates developing 40 affordable single family household units.

CHDO Operating Expenses

\$100,000

The City provides a set aside of HOME funds to assist Community Housing Development Organizations (CHDO's) with operating expenses to build capacity and provide administrative support. The City anticipates assisting 3 CHDO's.

Homebuyer Incentive Program

\$300,000

The City provides HOME funds for low-to-moderate income homebuyers seeking to purchase decent, safe affordable housing. Specifically, the program provides down payment and closing cost assistance to ensure homes are both affordable and sustainable to the homebuyer. The anticipated number of homebuyers assisted is 35.

Multi-family Rental Program

\$1,100,000

The City provides HOME funds as a set-aside to support multi-family rental development activities awarded through the State Tax Credit Program or have leveraged significant private investment. The program provides gap financing for both new construction and rehabilitation of affordable rental housing units for low income families. The anticipated number of HOME rental units assisted is 10; however the program estimates to leverage approximately 240 additional affordable units.

Emergency Solutions Grant

Rapid Re-housing

\$478,536

DHS will work with external partners to provide assistance including rental assistance, transportation, case management services, and life skills classes to allow participants to achieve increased self-sufficiency and an improved ability to meet their basic needs.

Emergency Shelter

\$208,422

Emergency shelter funds are used to provide essential services and operations to local emergency shelters. DHS will work with external partners to provide case management, financial assistance, and support services.

Homeless Prevention

\$221,578

DHS will work with external partners to provide financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. The funds are intended to target individuals and families who would be homeless but for this assistance.

Outreach

\$69,493

DHS will to provide street outreach and case management to homeless veterans, including arranging, coordinating, and monitoring the delivery of individualized services including planning a path to permanent housing stability.

Housing Opportunities for Persons with AIDS

Housing and Supportive Services

\$1,180,381

DHS shall provide tenant based rental assistance, transitional housing, and other housing assistance for persons with HIV/AIDS, as well as, funding nursing operations, transportation, case management, food and nutrition programs.

FY 2016 and FY 2017 REnewSA Target Areas

Staff, in conjunction with the REnewSA Coordinating Committee, has developed recommendations for FY 2016 and FY 2017 REnewSA Target Areas. The proposed Target Areas were selected through a data-driven process that assessed real estate market conditions, urban form, and community investment. The proposed FY 2016 and FY 2017 Target Areas include four new areas, Five Points, South San/ Kindred, Las Palmas, and Avenida Guadalupe, and three existing Target Areas, Wheatley, Harlandale, and Edgewood. The four new proposed Target Areas have stable or emerging real estate markets, fair to excellent urban form, and significant existing or planned community investments with high leverage potential. The three existing proposed Target Areas include significant ongoing community development projects that warrant continued support and significant existing or planned community investments with high leverage potential.

Two existing Target Areas, Collins Gardens and University Park West/ Blueridge, are not proposed for FY 2016 and FY 2017. These areas will become Legacy Target Areas and remain eligible for federal and local funding necessary to complete or enhance projects currently underway. The seven areas are proposed to be designated as REnewSA Target Areas for a term of two years.

FISCAL IMPACT:

The City's Five Year Consolidated Plan and Annual Action Plan will not have an impact on the General Fund Budget. The total projected HUD allocation over a five year period to the City of San Antonio is \$89.9 million. The FY 2016 CDBG budget is \$11.9 million. The FY 2016 HOME budget is \$4.4 million. The FY 2016 ESG and HOPWA budgets are \$1 million and \$1.2 million respectively.