

City of San Antonio
ANNUAL ACTION PLAN/BUDGET
Fiscal Year 2013-2014



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

City of San Antonio Pilots HUD's New Consolidated Plan Template

In May 2012, the Federal Department of Housing and Urban Development's Office of Community Planning and Development introduced the eCon Planning Suite, a collection of new online tools to assist grantees in creating market-driven, leveraged housing and community development plans. One of these tools, the Consolidated Plan Template, allows grantees to develop and submit their Five Year Consolidated Plans and Annual Action Plans online. For FY 2014, the following document is an exported version of the Annual Action Plan entered in HUD's Integrated Disbursement and Information System (IDIS).



CONSOLIDATED ANNUAL ACTION PLAN/BUDGET

FISCAL YEAR 2013-2014

(October 1, 2013-September 30, 2014)

MAYOR & CITY COUNCIL

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

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Submitted by:

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Office of Grants Monitoring and Administration
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**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2013– 2014
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Executive Summary

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

Introduction

The City of San Antonio's Consolidated Annual Action Plan is designed to be a collaborative process allowing residents to establish a unified vision for community development actions. It offers the residents of San Antonio the opportunity to shape various housing and community development programs into an effective, coordinated set of strategies that addresses needs without duplicating programmatic efforts.

Summarize the objectives and outcomes identified in the Plan.

Activities identified in the Consolidated Annual Action Plan and Budget will implement the goals of the Five Year Consolidated Plan. The objectives provide specific actions to expand and preserve affordable housing, revitalize low and moderate income neighborhoods, and promote fair housing choices. Performance outcomes from these objectives will result in increased affordable housing units through single family rehabilitation, multifamily new construction, and homebuyer assistance. Furthermore, federal entitlement funds will be used to provide improvements to targeted neighborhoods through catalytic investment such as gateway initiatives, public infrastructure improvement, and facade improvements. The plan also provides for community and supportive services for the homeless, low and moderate income persons, and those with special needs.

Evaluation of past performance

From October 1, 2009 to September 30, 2012, the City made significant investments instrumental in advancing San Antonio's community development through the use of its Community Development Block (CDBG), Home Investment Partnership Program (HOME), Emergency Solutions (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) entitlement grants. However, due to declining entitlement funding and previous inefficient rehabilitation service delivery models, the City has revised its action plan development process to increase previous inefficiencies with internal programs.

The new focus is to identify and implement community development and affordable housing activities that address a myriad of activities necessary to advance the goals of both the five year Consolidated Plan and the Strategic Plan for Community Development. The City's revised activity development process outsources the delivery of affordable housing rehabilitation programs, while providing a source of funds for capacity building of local community development housing non-profit partners. In addition to the new service delivery model, the City adopted a place based approach for revitalization efforts in targeted areas throughout the City's core in FY 2014.

Summary of Citizen Participation Process and Consultation Process

The City of San Antonio began its citizen participation and consultation process in March 19, 2013 with a public presentation to the City's Quality of Life Committee meeting to discuss the

proposed FY 2014 Action Plan funding strategy. On May 1, 2013, the first of two public hearings were conducted at City Council chambers to allow public involvement in the plan development process and to comment on the action plan funding strategy. On May 21, 2013, staff conducted a second public presentation to the City's Quality of Life Committee to discuss the FY 2014 Action Plan budget strategy. On June 18, 2013, the final Action Plan and Budget was publicly presented to the Quality of Life Committee, who moved forward the proposed Action Plan to the full City Council for the 2nd public hearing on August 1, 2013. On this day, City Council conducted a public hearing and adopted the City's FY 2014 Action Plan and Budget. Information regarding the dates, times, and locations for the two public hearings as well as anticipated program resources were published in the San Antonio Express News, the local paper of general circulation, a minimum of two weeks prior to the scheduled public hearings. In addition, the appropriate notices and FY 2014 Action Plan and Budget information were posted on the City's website. All public notices included information regarding the accessibility to the Municipal Plaza Building and instructions on obtaining interpreters for the deaf. A bilingual staff person was also in attendance to provide translating services.

Summary of public comments

During the two public hearings, only one individual, Amanda Haas, provided comment representing the Esperanza Peace and Justice Center requesting City Council support of the Riconcito De Esperanza Center. She also requested consideration for supporting the inner Westside of San Antonio as a target area. City Council chose to fund programs and activities that addressed priority needs in line with the placed based approach to community development while keeping with the mission of the Five Year Consolidated Plan. The activities selected were based on public input and inter-city departmental collaboration that seeks to renew distressed areas within the City of San Antonio.

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

During the 1st Public Hearing on Wednesday, May 1, 2013 Amanda Hass, Representing Esperanza Peace and Justice Center addressed the Council supporting the Riconcito De Esperanza Center. She also requested consideration for supporting the inner Westside of San Antonio as a target area. Due to limited funding and the place based priorities of City Council, as defined by the description in the evaluation performance section, the City was not able designate this specific area as a target area.

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

Agency/entity responsible for preparing/administering the Consolidated Plan

Table 1 describes 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
Lead Agency	CITY OF SAN ANTONIO	Department of Planning and Community Development
CDBG Administrator	CITY OF SAN ANTONIO	Department of Planning and Community Development
HOPWA Administrator	CITY OF SAN ANTONIO	Department of Human Services
HOME Administrator	CITY OF SAN ANTONIO	Department of Planning and Community Development
HOPWA-C Administrator	CITY OF SAN ANTONIO	Department of Human Services

Table 1 – Responsible Agencies

Narrative

The lead agency for the administration of the FY 2014 Action Plan and Budget is City of San Antonio's, Department of Planning and Community Development's Office of Grants Monitoring and Administration. The City's ESG and HOPWA programs are implemented through the Department of Human Services.

Consolidated Plan Public Contact Information

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

Introduction

The City of San Antonio is in constant contact with various agencies to ensure funding priorities are in line with current community development goals. The City's various departments, including the City Manager's Office, Center City Development Office, Department of Planning and Community Development, and Department of Human Services foster communication with the San Antonio Housing Authority and numerous Community Housing Development Organizations (CHDO).

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

The City participates in CHDO lead meetings to discuss relevant trends in the local affordable housing market. The City is involved in coordinating efforts with the San Antonio Housing Authority (SAHA) regarding Public Housing Authority priorities and needs and most recently the implementation of the Wheatley SAHA Choice Grant. In the development of the FY 2014 Annual Action Plan, the Quality of Life Committee, consisting of four City Council members, consulted in a public setting on three occasions. The City is also completing a HUD Technical Assistance process which will involve integrating efforts by multiple city departments, private agencies, and CHDOs to identify priorities and ensure community needs are effectively addressed.

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.

The South Alamo Regional Alliance for the Homeless (SARAH) was founded on December 6, 2005. Historically, the majority of SARAH Board of Director Members have been Supportive Housing Program (SHP) providers. Much of SARAH's focus until recently has been on the SHP Notice of Funding Availability (NOFA) and the Point-in-Time (PIT) survey. The City of San Antonio was previously the lead agency for the San Antonio/Bexar County Continuum of Care (CoC); however in October of 2012, Bexar County took over as the Lead Agency, previously the City of San Antonio (COSA), as for the San Antonio/Bexar County Continuum of Care (CoC) for HOPWA, ESG and SHP funds. COSA is focusing on using ESG dollars to fund rapid re-housing and homeless prevention projects. COSA funds non-profit agencies for these services. SARAH has undertaken a redesign of the CoC in order to remedy any conflict of interest for future ESG funds awarded to the City. On June 11, 2012 COSA, Bexar County and SARAH Board members finalized the redesign of the SARAH Board. The bylaws were amended and approved by the Board on November 15, 2012. COSA awarded SARAH \$75,000 in ESG funds to hire a consultant to work with SARAH to develop performance standards for activities/projects and to provide guidance regarding the future project allocation process. The consultant began work in April 2013 to accomplish the following:

1. Ensure collaboration between ESG recipients and Continuum of Care in planning, funding, implementing and evaluating homelessness assistance and homelessness prevention programs -Determine how to allocate ESG funds for eligible activities - Develop and measure performance standards for activities funded under ESG -Develop funding, policies and procedures for the operation and administration of HMIS
2. Identify service gaps
3. Centralize or coordinate a system to initially assess the eligibility and needs of each individual or family who seeks homelessness assistance
4. Evaluate outcomes of projects or activities -Reduce the number of people living on streets or in shelters
5. Shorten time spent homeless and ensuring assistance provided is effective at reducing housing barriers and housing stability risks

The SARAH board will adopt the agreed-upon guidelines and standards before October 1, 2013.

Describe consultation with the Continuum(s) of Care that serves the State 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.

Not Applicable - The continuum of Care does not service the State of Texas.

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.

The City of San Antonio also consulted with the below listed organizations. The City of San Antonio participates in a monthly meeting in which all CHDOs are invited to attend to discuss affordable housing needs, community development resources and housing strategies to improve the City's affordable housing efforts, and relevant trends in the local affordable housing market. The City has certified eight Community Housing Development Organizations (CHDO's):

1. Alamo Area Mutual Housing Association
2. Avenida Guadalupe Association
3. Habitat for Humanity of San Antonio
4. Housing and Community Services
5. Merced Housing Texas
6. Neighborhood Housing Services
7. San Antonio Alternative Housing Corporation
8. Our Casas Residence Council

The FY 2014 Action Plan includes \$150,000 in HOME funds for administrative funding for CHDO Operating Expenses. This support is tied to the need for capacity building of our grassroots housing organizations. The Action Plan also provides a \$500,000 CHDO set-aside for affordable housing new construction efforts.

In addition to the listed agencies above, the City has worked closely with the San Antonio Housing Trust (SAHT). The San Antonio Housing Trust was adopted by the Board of Trustees in 1989 to provide decent and affordable housing opportunities for low, moderate, and middle income families; and to effect the revitalization of the neighborhoods and downtown area through housing activities. The City works closely with the Housing Trust to complete its mission by offering annual non federal financial administrative support and collaborating with the SAHT staff to align and promote community development efforts. Office of Urban Renewal San Antonio OUR SA, as the Urban Renewal Agency for the City of San Antonio, is charged with the duty of eliminating blight and slums. OUR SA has been organized to develop and implement strategies to meet the revitalization and redevelopment needs and directives of the City of San Antonio as identified by the City management and approved by City Council. OUR SA is also responsible for all Land Bank activities involving the acquisition, maintenance, and disposal of properties acquired through foreclosure along with the legal ability to acquire and hold properties. The City's Department of Planning and Community Development provides NSP program income to implement land banking activities in the NSP targeted areas. The organization is a vital component in providing critical urban renewal tools to the City's overall affordable housing strategies.

Agency/Group/Organization	SAN ANTONIO HOUSING AUTHORITY
Agency/Group/Organization Type	PHA
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?	The City meets regularly with the San Antonio Housing Authority (SAHA) to discuss housing efforts underway as well as potential strategies that would benefit low-to-moderate income residents. The City's Annual Action Plan provides for five specific target areas based on a place based strategy which includes the Wheatley Choice Neighborhood. Previously CDBG, HOME, and NSP resources were provided to the Wheatley Initiative. The City will continue support for the initiatives in the Wheatley Area over the next several years.
Agency/Group/Organization	HAVEN FOR HOPE
Agency/Group/Organization Type	Services-homeless
What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
Briefly describe how Agency was consulted. What are anticipated outcomes of consultation or areas for improved coordination?	Haven for Hope assisted the City of San Antonio in the development of the FY 2014 Action Plan by reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs. These needs were then considered when determining funding allocations for homeless programs. The City of San Antonio will continue to collaborate with Haven for Hope to ensure the needs of homeless individuals are met.
Agency/Group/Organization	Office of Urban Renewal San Antonio
Agency/Group/Organization Type	Other government - Local
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
Briefly describe how the Agency was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As the Urban Renewal Agency for the City of San Antonio, OUR SA is charged with the duty of eliminating blight and slums. OUR SA has been organized to develop and implement strategies to meet the revitalization and redevelopment needs and directives of the City of San Antonio as identified by the City management and approved by City Council. OUR SA is also responsible for all Land Bank activities involving the acquisition, maintenance, and disposal of properties acquired through foreclosure along with the legal ability to acquire and hold properties. The City's Department of Planning and Community Development provides NSP program income to implement land banking activities in the NSP targeted areas. The organization is a vital component in providing critical urban renewal tools to the City's overall affordable housing strategies.

Table 2 – Agencies, groups, organizations who participated

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

The City of San Antonio recognizes the integration of transportation, education, health, housing, community organizations and related social services are an integral part of developing the Consolidated Five Year Plan and the Annual Action Plan. As many agencies as possible were consulted in the Annual Action Plan process.



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?
San Antonio Strategic Plan for Community Development	City's Department of Planning and Community Development	The Strategic Plan for Community Development is organized around three strategic reinvestment approaches including reinvestment planning, coordinating city resources, leveraging private sector investment and objective data community development indicators. The Strategic Plan for Community Development identifies market conditions through the Market Value Analysis (MVA) that helps identify areas in need and focus targeted resources for community development, ensuring the implementation of the Action Plan.
REnewSA	City's Department of Planning and Community Development	REnewSA is a place-based interagency collaborative focused on outcomes accomplished through partnerships, leveraging public investment, incentivizing private investment, and maximizing the use of vacant, abandoned and under-utilized properties.
SA 2020	SA 2020 Leadership and Steering Committee	SA 2020 is a vision plan that guides all plans including the Action Plan to create a unified vision for the year 2020 in community development and housing needs. The purpose of SA 2020 is to catalyze the community into a passionate, focused, and sustained action in order to achieve shared goals that will transform San Antonio into a world-class city by the year 2020.
Affordable Housing Policies	City's Department of Planning and Community Development	The City of San Antonio receives support from the U.S. Department of Housing and Urban Development to assist low and moderate income families in obtaining affordable housing. The policies provided a structure to lay out a vision for meeting the housing needs of all of San Antonio's citizens while creatively planning for the use of available resources to revitalize San Antonio's inner city and ensure balanced growth.
Comprehensive Housing Needs Assessment and Strategic Housing Plan	City's Department of Planning and Community Development	The Comprehensive Housing Needs Assessment and Strategic Housing Plan has reviewed the City's existing housing policies and programs to determine effectiveness compared to current market conditions, an analysis of the existing inventory of sales and rental housing in the City and a projection of net housing demand for housing units by tenure and income level. The Housing Plan is consistent and supports the Action Plan by ensuring affordability remains a priority in all aspects of housing needs and related issues.

Continuum of Care	South Alamo Regional Alliance for the Homeless (SARAH)	<p>The Continuum of Care (CoC) goal of "To plan and promote efficient and effective approaches to the delivery of services to homeless people and those at risk of becoming homeless in San Antonio and Bexar County" overlaps with the Strategic Plan goal of Community and Supportive Services. The objectives for the CoC to meet the goal are:-Identify the scope of the homeless problem in Bexar County -Prioritize service needs for the homeless population in the San Antonio/Bexar County area -Identify the service gaps in the continuum of available services -Develop strategies to eliminate gaps in service -Develop and implement plans and timelines to make new services available to the community -Foster the development and implementation of community-wide advocacy, action and activity in response to emerging needs and issues of the target population -Develop and implement a community plan to streamline access to service -Enhance service integration, interagency collaboration and effective service coordination by providing regular opportunities for service providers to develop and enhance professional relationships, communications, and interagency networking - Identify and continuously update information on available community resources -Organize and coordinate training for service providers on needs of the homeless and those at risk of homelessness, available services, and methods of access - Provide technical assistance to participating organizations - Outreach to agencies and organizations who are not active member Active Members and foster their participation</p>
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Table 3 – Other local / regional / federal planning efforts



AP-12 Participation – 91.105, 91.200(c)

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

The City of San Antonio began its citizen participation and consultation process on March 24, 2013 with the public notice and availability of the FY 2014 Action Plan proposed funding strategy. On May 1 and August 1, 2013, public hearings were conducted at City Council chambers to allow public involvement in the plan development process and comments on the proposed budget. In compliance with Federal regulations, the proposed FY 2014 Annual Action Plan and Budget was available for citizen review and comment a minimum of 30 days prior to City Council public hearings. Information regarding the dates, times, and locations for the public hearings as well as anticipated program resources were published in the San Antonio Express News, the local paper of general circulation, a minimum of two weeks prior to the scheduled public hearings. In addition, notices were posted on the City's website and were made available at the Office of Grants Monitoring and Administration, the Department of Human Services, and the Central Library.

All public notices included information regarding the accessibility to the Municipal Plaza Building and instructions on obtaining interpreters for the deaf. A bilingual staff person was also in attendance to provide translating services. Throughout the citizen participation process, public and private agencies were consulted and given opportunities to provide input and apply for funding.

In addition to the public hearing process described above, the city brought forth the proposed FY 2014 Action Plan funding strategy, budget strategy and proposed final plan before the City's Quality of Life Committee on three separate occasions, where citizens had the opportunity to provide input to the plan in a formal setting. The Quality of Life Committee composed of four City Council members was able to provide counsel and direction in establishing the final version of the Action Plan.

The San Antonio City Council approved the Annual Action Plan on August 1, 2013. Following the public hearings, City Council chose to fund programs and activities that addressed priority needs in line with the place based approach to community development while keeping with the mission of the Five Year Consolidated Plan. The activities selected were based on public input and inter-city departmental collaboration that seeks to renew distressed areas within the City of San Antonio.

Citizen Participation Outreach

Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted	URL (If applicable)
1	Newspaper Ad	Non-targeted/ Broad Community	No response to advertisement was received.	No comments received from the public notice.	Not Applicable	Not Applicable
2	Newspaper Ad	Minorities	No response to advertisement was received.	No comments received from the public notice.	Not Applicable	Not Applicable
3	Internet Outreach	Non-targeted/ Broad Community	No response to advertisement was received.	No comments received from the public notice.	Not Applicable	http://www.sanantonio.gov/gma/Resources/notices.aspx
4	Public Meeting	Non-targeted/ Broad Community	One individual provided comment at the 1st Public Hearing.	Individual spoke in support of funding the Riconcito de Esperanza project and in support of including the Avenida Guadalupe area as a target area.	Not Applicable	Not Applicable
5	Newspaper Ad	Non-targeted/ Broad Community	No response to advertisement was received.	No comments received from the public notice.	Not Applicable	Not Applicable
6	Newspaper Ad	Minorities	No response to advertisement was received.	No comments received from the public notice.	Not Applicable	Not Applicable
7	Internet Outreach	Non-targeted/ Broad Community	No response to advertisement was received.	No comments received from the public notice.	Not Applicable	http://www.sanantonio.gov/gma/Resources/notices.aspx
8	Public Meeting	Non-targeted/ Broad Community	No individual or groups provided comments at the 2nd Public Hearing.	No individual or groups provided comments at the 2nd Public Hearing.	Not Applicable	Not Applicable

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Entitlement grant resources totaling \$18,365,128 are planned during the next fiscal year (October 1, 2013 - September 30, 2014) for addressing obstacles to meet underserved needs, foster decent housing, provide improved neighborhoods, reduce the number of persons below the poverty line, and enhance coordination between public and private agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report to be published in December 2014.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Available Reminder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	11,772,041	210,000	108,386	12,090,427	0	First, the City has a commitment to meet the annual Section 108 debt service obligations of \$4.8M. Secondly, staff proposes funding approximately 15% budget for public services programs. The City would be able to maintain existing funding levels to City Parks and Recreation Department summer programs. Thirdly, staff recommends providing program and delivery matching funds for the Green and Healthy Homes Initiative. In addition, the CDBG budget would provide for Strategic Reinvestment funds for facade improvements, proactive targeted code enforcement, and catalytic projects. Finally, staff recommends the allocation of CDBG funds for a re-constituted Minor Repair Program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Available Reminder of Con Plan	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	3,745,405	547,200	0	4,292,605	0	The FY 2014 HOME budget reinforces the place based concept with an allocation of approximately \$2M (45%) for strategic revitalization activities within the identified targeted areas including Owner Occupied Rehabilitation and Homebuyer Assistance Programs. Additionally, 30% of HOME funds are set-aside for multi-family development activities intended to support rehabilitation and/or new construction activities to leverage with the Low Income Housing Tax Credit Program. Furthermore, HOME funds will support CHDO development activities through single family new construction activities and operating expense support.
HOPWA	Public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities Supportive services	1,138,748	0	0	1,138,748	0	Funds may be used to provide permanent housing placement, rental/utility assistance; short-term transitional shelter, medical care in a hospice and other essential services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Available Reminder of Con Plan	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	843,303	0	0	843,303	0	Outreach funds used to reach out to unsheltered homeless people; connect with emergency shelter, housing, or critical services; and provide urgent, non facility-based care. Emergency shelter funds used to provide essential services and operations in emergency shelters. RRHP funds may be used to provide housing relocation and stabilization services and short- or medium-term rental assistance to help the homeless move quickly into permanent housing or prevent a household from moving into an emergency shelter. HMIS funds may be used to pay for contributing data to the HMIS designated by the Continuum of Care.

Table 5 - Expected Resources – Priority Table

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

The City has initiated the REnewSA initiative. The program is a new collaborative initiative for organizing and strategically deploying community development tools administered by multiple departments to create value from vacant, neglected, and underutilized properties in commercial corridors and neighborhoods in ICRIP areas. Funding includes \$5.80M in CDBG and HOME funds will be utilized to support this new strategic effort. This effort will leverage approximately \$700k in General Fund revenues. The HOME program will leverage investment from private lending institutions and Tax Credits through the States Low Income Housing Tax Credit Programs.

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's Office of Urban Renewal (OURSA) is conducting a land bank program where properties are acquired and maintained to support re-development in our low income neighborhoods. OURSA will coordinate activities with the City's Department of Planning and Community Development in identifying programs that provide the best use for the real property in the context of neighborhood revitalization.

In addition to HUD Action Plan activities, the City, through the REnewSA Initiative, will utilize the City's General fund for various community development related activities. Activities include, acquisition, title clearance, and conveyance of vacant parcels/structures, providing construction loans through the OUR SA Revolving Loan Fund, a pilot receivership program to rehab dangerously neglected historic properties, a proactive code abatements in the 5 target areas, and REnewSA website development, outreach, and marketing.



Annual Goals and Objectives

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

Goal	Category	Geographic Area	Timeframe	Outcome / Objectives	Unit of Measure	Funding
(H2) Assist LMI owner-occupied households	Affordable Housing	-Wheatley Target Area -University Park/Blue Ridge Target Area -Palm Heights Target Area -Harlandale Target Area -Edgewood Target Area	Start: HUD PY 2013 End: HUD PY 2013	Sustainability Create Suitable Living Environments	44 Housing Units	HOME \$1,558,122
(H3) Expand and preserve affordable housing	Affordable Housing	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Availability/ Accessibility Provide decent affordable housing	14 Housing Units	HOME: \$500,000
(H4) Assist LMI households with minor repair	Affordable Housing	-Wheatley Target Area -University Park/Blue Ridge Target Area -Palm Heights Target Area -Harlandale Target Area -Edgewood Target Area	Start: HUD PY 2013 End: HUD PY 2013	Sustainability Create Suitable Living Environments	7 Housing Units	CDBG: \$35,000
(H5) Increase number of rehabilitated rental units	Affordable Housing	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Sustainability Provide decent affordable housing	36 Housing Units	HOME: \$1,287,216
(H6) Increase efforts to address lead hazards	Affordable Housing	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Sustainability Provide decent affordable housing	34 Housing Units	CDBG: \$510,000
(FH2) Process and mediate fair housing complaints	Other	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Availability/ Accessibility Create Suitable Living Environments	400 Complaints	CDBG: \$192,784
(FH3) Conduct outreach on fair housing choice	Other	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Availability/ Accessibility Create Suitable Living Environments	30 Events	CDBG: \$192,784
(FH4) Review permits to ensure ADA compliance	Other	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Availability/ Accessibility Create Suitable Living Environments	20 Permit Reviews	CDBG: \$192,784
(CSS1) Provide assistance to persons with HIV/AIDS	Non-Homeless Special Needs	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Availability/ Accessibility Create Suitable Living Environments	1,263 Persons Assisted	HOPWA: \$1,138,748
(CSS2) Provide assistance to homeless persons	Homeless	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Availability/ Accessibility Create Suitable Living Environments	8,597 Persons Assisted	HESG: \$843,303
(CSS3) Provide assistance to LMI and	Non-Homeless Special Needs	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Sustainability	50 Persons Assisted	CDBG: \$1,635,521

special needs				Create Suitable Living Environments		
(CSS4) Provide capacity building to organizations	Non-Housing Community Development	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Sustainability Create Suitable Living Environments	3 CHDO Organizations	HOME: \$150,000
(CSS5) Provide code compliance inspections	Non-Housing Community Development	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Sustainability Create Suitable Living Environments	600 Household Units	CDBG: \$187,749
(PCF1) Improvements to public/community facilities	Non-Housing Community Development	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Sustainability Create Suitable Living Environments	5 Improvements	CDBG: \$2,262,000
(PCF3) Section 108 Loan	Other	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Sustainability Create Suitable Living Environments	2 Loan Repayments	CDBG: \$4,741,041
(ED2) Certify Section 3 businesses & individuals	Other	Not Applicable	Start: HUD PY 2013 End: HUD PY 2013	Availability/ Accessibility Create Economic Opportunities	60 Certifications	Not Applicable

Table 6 – Goals Summary

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):

The City estimates 259 families will be assisted with the funding provided in the FY 2014 Action Plan through the owner occupied rehabilitation activities, minor repair activities, multi-family rental development, and single family new construction programs. The final number assisted will depend on the proposed units for multifamily rental developments and final costs per unit on single family programs.



AP-35 Projects – 91.220(d)

Introduction

Below is a summary of the eligible projects that will take place during the program year that address the City's priority needs. Specific objectives are detailed in the individual project descriptions below. The Office of Grants Monitoring and Administration (GMA) captures the accomplishments of its activities through a reporting process which requires City departments and partner agencies to report on the beneficiaries of HUD funded activities. Accomplishments of each project will be recorded in a quantitative manner that measures productivity by addressing the following categories:

Objectives

1. Creating Suitable Living Environments
2. Providing Decent Affordable Housing
3. Creating Economic Opportunities

Outcomes

1. Availability/Accessibility
2. Affordability
3. Sustainability

#	Project Name	#	Project Name
1	(CDBG) Section 108 Loan Repayment	18	(HOME) Legal Administration
2	(CDBG) Fair Housing Administration	19	(HOME) Planning and Community Development
3	(CDBG) Legal Administration	20	Grant Administration
4	(CDBG) Planning and Community Development	21	(HOME) Multi-Family Set Aside - FY 2014
5	Grant Administration	22	(HOME) CHDO New Construction Housing
6	(CDBG) Targeted Facade Improvement Program	23	(HOME) CHDO Operating Expenses
7	(CDBG) Targeted Code Enforcement	24	(HOME) Homebuyer Incentive Program
8	(CDBG) Strategic Catalytic Reinvestment	25	(HOME) Owner Occupied Rehabilitation
9	(CDBG) Housing Program Delivery	26	(HESG) Emergency Solutions Grant
10	(CDBG) Lead Abatement Program	27	(HOPWA) Housing Assistance and Supportive
11	(CDBG) Housing Repair Program		Services
12	(CDBG) Youth Programs - Public Services		(HOPWA) Administration
13	(CDBG) Programs for Disabled - Public Services		
14	(CDBG) Food Programs - Public Services		
15	(CDBG) Code Enforcement - Public Services		
16	(CDBG) Parks and Recreation - Summer Youth		
17	Program		
	(CDBG) Parks and Recreation - Summer Outdoor		
	Pools		
	(CDBG) Parks and Recreation - Community Center		
	Extended Hours		

Table 7 – Project Information

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

Unfortunately due to decreasing funding of entitlement programs over the past several years, including the most recent sequestration cuts, the City has been forced to focus available dollars to core priorities in order to maximize the leveraging and coordination of other financial and community resources.

The City’s FY 2014 Annual Action Plan and Budget provides funding for existing public service commitments, single and multi-family housing programs, and strategic investment such as façade improvements, code enforcement, homebuyer assistance, and public infrastructure improvements in five established low-income neighborhoods.

Additionally due to the reductions in funding, the City has adopted a revised program delivery method of delivering affordable housing by outsourcing rehabilitation programs and reducing the amount of funding allocated to combined program delivery and administration.



AP-38 Projects Summary

1	Project Name	(CDBG) Section 108 Loan Repayment
	Target Area	N/A
	Goals Supported	(PCF3) Section 108 Loan
	Needs Addressed	Public Facility and Improvement (PFC)
	Funding	CDBG: \$4,741,041
	Description	In FY 2006, the City of San Antonio received a \$57 million HUD 108 Loan to provide funding for economic development, housing rehabilitation, public facilities rehabilitation, construction or installation 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.
	Planned Activities	The City of San Antonio will conduct two Section 108 loan payments during the year per the terms of the Section 108 agreement.
2	Project Name	(CDBG) Fair Housing Administration
	Target Area	NA
	Goals Supported	(FH2) Process and mediate fair housing complaints (FH3) Conduct outreach on fair housing choice (FH4) Review permits to ensure ADA compliance
	Needs Addressed	Fair Housing (FH)
	Funding	CDBG: \$192,784
	Description	Funds will be used to provide administrative support to the City's Fair Housing Program. The U.S. Department of Housing and Urban Development (HUD) requires local compliance with the Fair Housing Act (Public Law 90824) as amended and Executive Order 11603, as amended by Executive Order 12259, to further fair housing issues. In its annual application for CDBG and HOME Entitlement funds, the City must certify that it will continue to implement necessary actions to affirmatively further fair housing opportunities.

Planned Activities The Fair Housing Administration funding allows staff to investigate and mediate Fair Housing and Tenant Landlord complaints. The program monitors housing discrimination practices, and encourages voluntary compliance to City, State, and Federal Fair Housing laws. Program staff is charged with providing Fair Housing/Tenant Landlord educational opportunities and outreach activities. The Fair Housing Program has also partnered with the City of San Antonio’s Development Services Department and the Disability Access Office, in checking and inspecting new construction plans of multi-family housing. Inspections include compliance with the Fair Housing Accessibility requirements and Section 504 of the Rehabilitation Act of 1973 Accessibility Standards. The program will also assist in monitoring the Affirmative Marketing Plan requirements for multi-family developments. Administration activity will be completed by September 30, 2014.

3	Project Name	(CDBG) Legal Administration
	Target Area	NA
	Goals Supported	NA
	Needs Addressed	Housing (H) Fair Housing (FH) Public Facility and Improvement (PFC) Community and Supportive Services (CSS) Economic Development (ED)
	Funding	CDBG: \$138,850
	Description	The Grants Monitoring and Administration (GMA) Attorney is responsible for performing legal work in connection with the CDBG, HOME programs, including negotiating, drafting and reviewing numerous transactional documents such as loan and grant contracts, restrictive covenant agreements, leases and licenses. The GMA attorney also prepares ordinances and resolutions for proposed City Council legislation on HUD funded City projects and programs, prepare bankruptcy proof of claims and represents the City's creditor interest in bankruptcy court hearings. The GMA attorney provides legal counsel, performs legal research and analysis and prepares correspondence in support of client departments, City management and City Council on the referenced grant related programs. Finally, the GMA attorney assists clients in formulating strategies to address community 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.

Planned Activities CDBG funds will be used to support salaries for two (2) Attorneys.

4	Project Name	(CDBG) Planning and Community Development Grant Administration
	Target Area	NA
	Goals Supported	Housing (H) Fair Housing (FH) Public Facility and Improvement (PFC) Community and Supportive Services (CSS) Economic Development (ED)
	Needs Addressed	NA
	Funding	CDBG: \$2,043,773
	Description	The Office of Grants Monitoring and Administration has the primary responsibility for the planning, organizing, and monitoring of the City's Community Development Block Grant (CDBG). In addition, GMA staff coordinates the activities of other supporting City departments responsible for implementing required procedures to ensure City compliance with specific U.S. Department of Housing and Urban Development (HUD) and other federal regulations.
	Planned Activities	CDBG funds will be used to support full time staff and administrative costs associated with the monitoring and oversight of the CDBG program including contracting, compliance, loan servicing, grant management and fiscal related activities.

5	Project Name	(CDBG) Targeted Facade Improvement Program
	Target Area	Wheatley Target Area Harlandale Target Area Edgewood Target Area Palm Heights Target Area University Park/Blue Ridge Target Area
	Goals Supported	NA
	Needs Addressed	Economic Development (ED)
	Funding	CDBG: \$10,179
	Description	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.

Planned Activities The City's Operation Facelift Program will provide funding for exterior improvements to commercial buildings in targeted areas.

6 **Project Name** **(CDBG) Targeted Code Enforcement**

Target Area Wheatley Target Area
 Harlandale Target Area
 Edgewood Target Area
 Palm Heights Target Area
 University Park/Blue Ridge Target Area

Goals Supported Needs Addressed Funding (CSS5) Provide code compliance inspections
 Community and Supportive Services (CSS)
 CDBG: \$62,583

Description CDBG funds will be utilized to support full-time proactive efforts, education, and abatement of public nuisances (e.g., overgrown lots and unsecure vacant structures) in the targeted areas.

Planned Activities Specifically, CDBG funds will be used to pay for city code enforcement salaries to focus in the five targeted areas.

7 **Project Name** **(CDBG) Strategic Catalytic Reinvestment**

Target Area Wheatley Target Area
 Harlandale Target Area
 Edgewood Target Area
 Palm Heights Target Area
 University Park/Blue Ridge Target Area

Goals Supported Needs Addressed Funding (PCF1) Improvements to public/community facilities
 Public Facility and Improvement (PFC)
 CDBG: \$2,262,000

Description CDBG funds will be utilized for eligible neighborhood improvement activities that will enhance the community in the five targeted areas.

Planned Activities NA

8	Project Name	(CDBG) Housing Program Delivery
	Target Area	NA
	Goals Supported	(H2) Assist LMI owner-occupied households (H6) Increase efforts to address lead hazards
	Needs Addressed	Housing (H)
	Funding	CDBG: \$333,530
	Description	CDBG funds will be utilized to support the delivery of the Department of Planning and Community Development's Green and Healthy Homes and Homebuyer Incentive Programs.
	Planned Activities	Specifically, CDBG funds will be utilized to support five housing delivery staff with the City's Green and Healthy Homes Initiative (GHHI) and the Homebuyer Incentive Program (HIP).
9	Project Name	(CDBG) Lead Abatement Program
	Target Area	NA
	Goals Supported	(H6) Increase efforts to address lead hazards
	Needs Addressed	Housing (H)
	Funding	CDBG: \$510,000
	Description	CDBG funds will be utilized for testing of lead hazards and lead abatement activities for single family homes built prior to January 1, 1978.
	Planned Activities	Specifically, CDBG funds will be used to assist low-to-moderate income families with children under the age of six who live or spend six hours or more (over a period of two days) in the household. Additionally, funds may be used to support owner occupied rehabilitation efforts in support of sub-recipient programs.
10	Project Name	(CDBG) Housing Repair Program
	Target Area	NA
	Goals Supported	(H4) Assist LMI households with minor repair
	Needs Addressed	Housing (H)
	Funding	CDBG: \$35,000
	Description	CDBG funds will be utilized for the minor repair of low-to-moderate income households.

Planned Activities The City will work with sub-recipient partners to complete minor repairs of low-to-moderate income households while complementing the City's Green and Healthy Homes Initiative and City Public Services Casa Verde Program.

11 Project Name (CDBG) Youth Programs - Public Services

Target Area NA

Goals Supported (CSS3) Provide assistance to LMI and special needs

Needs Addressed Community and Supportive Services (CSS)

Funding CDBG: \$670,571

Description CDBG funds will be used for youth programs located throughout the City of San Antonio.

Planned Activities CDBG funds provide 2nd year of a 2-year funding commitment for activities selected by the City's Department of Human Services through the 2013-2014 Consolidated Human Development Services Fund process.

12 Project Name (CDBG) Programs for Disabled - Public Services

Target Area NA

Goals Supported (CSS3) Provide assistance to LMI and special needs

Needs Addressed Community and Supportive Services (CSS)

Funding CDBG: \$80,010

Description CDBG funds will be utilized for disability programs serving City of San Antonio residents.

Planned Activities CDBG funds provide 2nd year of a 2-year funding commitment for activities selected by the City's Department of Human Services through the 2013-2014 Consolidated Human Development Services Fund process.

13 Project Name (CDBG) Food Programs - Public Services

Target Area NA

Goals Supported (CSS3) Provide assistance to LMI and special needs

Needs Addressed Community and Supportive Services (CSS)

Funding CDBG: \$535,961

Description CDBG funds will be utilized for food programs serving the low income residents of San Antonio.

Planned Activities CDBG funds provide 2nd year of a 2-year funding commitment for activities selected by the City's Department of Human Services through the 2013-2014 Consolidated Human Development Services Fund process.

14 Project Name (CDBG) Code Enforcement - Public Services

Target Area NA

Goals Supported (CSS5) Provide code compliance inspections

Needs Addressed Community and Supportive Services (CSS)

Funding CDBG: \$125,166

Description CDBG funds will be utilized to support City Compliance staff with code enforcement, rehabilitation, and revitalization efforts in blighted CDBG eligible neighborhoods.

Planned Activities NA

15 Project Name (CDBG) Parks and Recreation - Summer Youth Program

Target Area NA

Goals Supported NA

Needs Addressed Community and Supportive Services (CSS)

Funding CDBG: \$199,782

Description The Summer Youth Program at Community Centers is an eight week, structured, supervised program, offered at multiple community centers throughout the city, which features recreation activities, active games, sports and more. A weekly enrichment program will also instruct participants with advanced art projects and science experiments along with a fitness and wellness component. The program follows self monitored guidelines, which will limit the number of participants per site.

Planned Activities NA

16	Project Name	(CDBG) Parks and Recreation - Summer Outdoor Pools
	Target Area	NA
	Goals Supported	NA
	Needs Addressed	Community and Supportive Services (CSS)
	Funding	CDBG: \$76,557
	Description	CDBG funds will provide for Temporary Personnel Services to staff the operation of public swimming pools located in CDBG eligible areas. The days of operation will extend from five to six days per week from the first weekend in June through the first weekend in August.
	Planned Activities	NA
17	Project Name	(CDBG) Parks and Recreation - Community Center Extended Hours
	Target Area	NA
	Goals Supported	NA
	Needs Addressed	Community and Supportive Services (CSS)
	Funding	CDBG: \$72,640
	Description	CDBG funds will be used for Temporary Personnel Services to staff multiple Community Centers in low-to-moderate income areas throughout the city. This program will allow for expansion of the traditional summer recreation programs to operate into the evening hours.
	Planned Activities	NA
18	Project Name	(HOME) Legal Administration
	Target Area	Inner City Reinvestment/Infill Policy Area - Local Target area
	Goals Supported	(H3) Expand and preserve affordable housing (H5) Increase number of rehabilitated rental units
	Needs Addressed	Housing (H)
	Funding	HOME: \$52,481

Description The Grants Monitoring and Administration (GMA) Attorney is responsible for performing legal work in connection with the HOME Program, including negotiating, drafting and reviewing numerous transactional documents such as loan and grant contracts, restrictive covenant agreements, leases and licenses. The GMA attorney also prepares ordinances and resolutions for proposed City Council legislation on HUD funded City projects and programs, prepares bankruptcy proof of claims and represents the City's creditor interest in bankruptcy court hearings. The GMA attorney provides legal counsel, performs legal research and analysis and prepares correspondence in support of client departments, City management and City Council on the referenced grant related programs. Finally, the GMA attorney assists clients in formulating strategies to address community development issues.

Planned Activities NA

19 Project Name (HOME) Planning and Community Development Grant Administration

Target Area Inner City Reinvestment/Infill Policy Area - Local Target area

Goals Supported (H3) Expand and preserve affordable housing
(H5) Increase number of rehabilitated rental units

Needs Addressed Housing (H)

Funding HOME: \$376,879

Description The Office of Grants Monitoring and Administration has the primary responsibility for the planning, organizing, and monitoring of the City's Home Investment Partnership (HOME) Program. In addition, GMA staff coordinates the activities of other supporting City departments responsible for implementing required procedures to ensure City compliance with specific U.S. Department of Housing and Urban Development (HUD) and other federal regulations.

Planned Activities HOME funds will be used to support full time staff and administrative costs associated with the monitoring and oversight of the HOME program including contracting, compliance, loan servicing, grant management and fiscal related activities.

20 Project Name (HOME) Multi-Family Set Aside - FY 2014

Target Area Inner City Reinvestment/Infill Policy Area - Local Target area

Goals Supported (H5) Increase number of rehabilitated rental units

Needs Addressed Housing (H)

Funding HOME: \$1,287,216

Description HOME funds will be utilized as a set aside for multi-family rental developments activities.

Planned Activities NA

21 Project Name (HOME) CHDO New Construction Housing

Target Area Inner City Reinvestment/Infill Policy Area - Local Target area

Goals Supported (H3) Expand and preserve affordable housing

Needs Addressed Housing (H)

Funding HOME: \$500,000

Description CHDO funds in the amount of \$500,000 have been set aside for CHDO related housing development.

Planned Activities NA

22 Project Name (HOME) CHDO Operating Expenses

Target Area Wheatley Target Area
Harlandale Target Area
Edgewood Target Area
Palm Heights Target Area
University Park/Blue Ridge Target Area

Goals Supported (CSS4) Provide capacity building to organizations

Needs Addressed Housing (H)

Funding HOME: \$150,000

Description HOME funds in the amount of \$150,000 have been set aside for operating expenses for Community Housing Development Organizations for capacity building and administrative support.

Planned Activities NA

23	Project Name	(HOME) Homebuyer Incentive Program
	Target Area	Wheatley Target Area Harlandale Target Area Edgewood Target Area Palm Heights Target Area University Park/Blue Ridge Target Area
	Goals Supported	(H2) Assist LMI owner-occupied households
	Needs Addressed	Housing (H)
	Funding	HOME: \$367,907
	Description	HOME funds have been allocated to homebuyer assistance activities for low-to-moderate income families in the City's five target areas.
	Planned Activities	The City's plans on utilizing funds through the Homebuyer Incentive Program (HIP)
24	Project Name	(HOME) Owner Occupied Rehabilitation
	Target Area	Wheatley Target Area Harlandale Target Area Edgewood Target Area Palm Heights Target Area University Park/Blue Ridge Target Area
	Goals Supported	(H3) Expand and preserve affordable housing
	Needs Addressed	Housing (H)
	Funding	HOME: \$1,558,122
	Description	HOME funds will be utilized for owner occupied rehabilitation activities for low-to-moderate income homeowners within the City's five target areas.
	Planned Activities	NA
25	Project Name	(HESG) Emergency Solutions Grant
	Target Area	Inner City Reinvestment/Infill Policy Area - Local Target area
	Goals Supported	(CSS2) Provide assistance to homeless persons
	Needs Addressed	Community and Supportive Services (CSS)
	Funding	ESG: \$843,303

Description Outreach funds used to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non facility-based care. Emergency shelter funds used to provide essential services and operations in emergency shelters. Rapid Re-Housing Program funds may be used to provide housing relocation and stabilization services and short- or medium-term rental assistance to help the homeless move quickly into permanent housing or prevent a household from moving into an emergency shelter. HMIS funds may be used to pay for contributing data to the HMIS designated by the Continuum of Care. Administration funds may be used for administrative costs related to the planning and execution of ESG activities.

Planned Activities NA

26 Project Name (HOPWA) Housing Assistance and Supportive Services

Target Area Inner City Reinvestment/Infill Policy Area - Local Target area

Goals Supported Needs Addressed Funding (CSS1) Provide assistance to persons with HIV/AIDS
Community and Supportive Services (CSS)
HOPWA: \$1,104,586

Description The City will utilize HOPWA funds to provide permanent housing placement, rental/utility assistance, a transitional shelter, a medical hospice with 24-hour care, and essential services, such as meals, transportation, and assistance finding permanent housing for persons with HIV/Aids.

Planned Activities NA

27 Project Name (HOPWA) Administration

Target Area Inner City Reinvestment/Infill Policy Area - Local Target area

Goals Supported Needs Addressed Funding (CSS1) Provide assistance to persons with HIV/AIDS
Community and Supportive Services (CSS)
HOPWA: \$34,162

Description Administration funds may be used for administrative costs related to the planning and execution of HOPWA activities.

Planned Activities NA

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 Edgewood Target Area is located in Council District 6 in an area east of Southwest Research Institute; bounded by W. Commerce Street, S. Acme Road, Castroville Road, and SW 36th Street. The Edgewood Target Area falls within the Inner City Reinvestment and Infill Policy boundary.

The University Park West and Blueridge Area is located in Council Districts 1, 5, & 7 in an area east of St. Mary’s University; intersected by Culebra Road, Bandera Road, N. General McMullen, NW 24th Street, and S. Zarzamora. The University West and Blue Ridge Target Area falls within the Inner City Reinvestment and Infill Policy boundary.

The Palm Heights Area is located in Council District 5 in close proximity to Port San Antonio, bounded by the major arterials Frio City, I-90, Zarzamora, and Nogalitos. The Palm Heights Target Area falls within the Inner City Reinvestment and Infill Policy boundary.

The Harlandale Area is located in Council Districts 3 & 5 in an area bounded by Pleasanton Road, S. Flores Street, and SW Military Drive minutes from I-35 via Southcross, and San Antonio River. The Harlandale Target Area falls within the Inner City Reinvestment and Infill Policy boundary.

The Wheatley Area is located in Council District 2 in an area with direct access to N. New Braunfels Avenue and IH35. The target area is the recipient of both Promise Neighborhood and CHOICE Neighborhood Implementation Grants; The Wheatley Target Area falls within the Inner City Reinvestment and Infill Policy boundary.

Geographic Distribution

Target Area	Percentage of Funds
Inner City Reinvestment/Infill Policy Area	0%
Dignowity Hill	0%
Wheatley Target Area	60%
Harlandale Target Area	8%
Edgewood Target Area	10%
Palm Heights Target Area	8%
University Park/Blue Ridge Target Area	14%

*Table 8 - Geographic Distribution**

**The geographic distribution percentage reflected corresponds to the amount of total funds allocated to the specific target area divided by the total combined CDBG and HOME funds reserved for strategic area investment.*

Rationale for the priorities for allocating investments geographically

The City of San Antonio has dedicated \$4,295,790 in combined strategic catalytic funding through FY 2014 CDBG and HOME funds for the five target areas. The strategic funds are allocated to each target area based on city investment priorities and estimated demand for services derived from housing tenure data by the type of activity. Specific rationale is listed as follows:

1. Down Payment Assistance (HOME) - \$367,907 - Funds are distributed based on the five specified target area's proportion of the overall renter occupied units.
2. Owner Occupied Rehabilitation (HOME) - \$1,558,122 - Funds are distributed based on the five specified target area's proportion of the number of owner occupied units in specified target area divided by the number of owner occupied units in all five target areas.
3. Strategic Catalytic Reinvestment (CDBG) - \$2,262,000 - Funds will be focused on the Wheatley Target Area to support the Wheatley CHOICE needs for infrastructure development.
4. Code Compliance (CDBG) - \$62,583 - Funds will be utilized to funds Code Compliance positions addressing code issues in the five targeted areas.
5. Minor Repair (CDBG) - \$35,000 - Funds will be distributed in the Harlendale and Edgewood Target Areas. The two areas identified for minor repairs are characterized as relatively high homeownership rates, but generally occupied by seniors on fixed incomes whose homes are often in need of the type of repairs addressed through this type program.
6. Facade Improvement (CDBG) - \$10,179 - Funds will be distributed to the Palm Heights Target Area. It was determined that the highest and best use of limited funds would be to focus them within a target area that has thriving, neighborhood commercial corridors, but with obvious signs of long term deterioration that would greatly benefit from such a program.

Discussion

The City anticipates utilizing reprogramming funds during the fiscal year to provide additional funding to the various activities.

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

Introduction

In FY 2014, the City of San Antonio’s CDBG funds in the amount of \$510,000 will be used for lead based paint hazard control testing and abatement. \$35,000 has been awarded for minor housing repair. The City has dedicated \$333,350 for program delivery of the lead program, known as the Green and Healthy Homes Initiative and the Homebuyer Incentive Program. At a minimum, all housing units assisted with CDBG funding must meet Section 8 Housing Quality Standards and all applicable Federal, State and local codes. CDBG housing activities require a 100% benefit to low- and moderate-income persons.

In FY 2014, the City of San Antonio’s HOME Program will provide \$500,000 in funding for a CHDO homebuyer program to support affordable single family housing construction and \$1.28M to develop multi-family rental properties. Additionally, \$1.56M will be utilized for owner occupied rehabilitation while \$367k will be available for homebuying opportunities in our five targeted areas.

The City’s ESG Program for FY 2014 will provide essential services to address the needs of 8597 homeless persons living on the street, in emergency shelters, and in transitional housing as well as help enable homeless persons to secure and maintain permanent housing. The City’s HOPWA Program will provide a transitional shelter, rental/deposit/utility assistance, medical care in a hospice with 24-hour care, and supportive services to 1263 individuals with HIV.

The following table represents affordable housing through the HOME program 24 CFR Part 92.252 and 92.254 as described in the 91.220(g) regulation:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	105
Special-Needs	0
Total	105

Table 9 - 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	36
Rehab of Existing Units	39
Acquisition of Existing Units	30
Total	105

Table 90 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The City of San Antonio's public housing authority is the San Antonio Housing Authority (SAHA).

SAHA Provides:

- Housing assistance to over 70,000 children, adults and senior citizens
- More than 50% of the individuals served are under the age of 20
- Nearly one-half of our client heads of households are elderly or disabled
- Families in SAHA's federally-funded rental assistance programs earn an average income of less than \$10,500 annually

Affordable Housing Programs

- Public Housing: Own and manage 6,322 public housing units at 71 properties
- Housing Choice Voucher (Section 8): Administer rental vouchers to 13,417 San Antonio families, through the Housing Choice Voucher (HCV) program and other related special programs
- Mixed-Income Housing: Provide 6,879 mixed-income units at 44 properties through our non-profit entities and partnerships

Supportive Services Through Partnerships

- SAHA partners with more than 35 social service agencies to provide education, training and medical services for our clients
- The Moving-to-Work program focuses on promoting self-sufficiency, achieving agency program efficiencies and increasing housing choices for low-income residents in San Antonio

Impact On The Local Economy

- Annual operating budget of \$172 million
- Leverages \$135 million annually in federal resources; \$90 million in direct payments to private property owners (landlords)
- Employs more than 500 individuals with an annual payroll of \$35 million
- Contracts with over 4,000 consultants, contractors and vendors annually totaling \$31 million
- In the last two years, 1,007 new housing units in mixed-income communities have been built with a value of \$126.5 million
- Existing real estate assets valued at over \$500 million

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

The City of San Antonio will continue to work in coordination and collaboration with the San Antonio Housing Authority (SAHA) to implement public housing. The City will continue to:

1. Explore, where appropriate, investment opportunities within the Wheatley Transformational Plan Area through public infrastructure investment
2. Periodically meet with representatives of SAHA and tenant groups
3. Collaborate with SAHA in the environmental review and approval process of HUD funded public housing improvements
4. Conduct Section 3 outreach and certification in partnership with SAHA
5. Encourage public housing residents to become more involved in management and participate in homeownership

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

The following actions will be taken to encourage public housing residents to become more involved in management and participate in homeownership programs:

1. Provide public housing residents with home buying education opportunities
2. Pre-screening residents to identify residents that might be ready for homeownership
3. Assisting residents through the home buying process
4. Provide residents opportunities for funding through the City's HIP Program or SAHA's Public Housing Homeownership Program



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

Not Applicable

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

Introduction

When the City of San Antonio first applied for and received a demonstration grant from HUD in the early 1990s, the City was advised of HUD's initiative urging agencies that serve the homeless to form a coalition. The goal of this coalition, which was called the Continuum of Care, was to offer a stream of seamless services to the homeless population to include case management, job training, counseling, housing, food, etc. In addition, the agencies involved in the coalition would interact and coordinate the services they offered and apply for HUD funding reflecting the array of services provided by the City of San Antonio and Bexar County. The Continuum of Care was established in 1992 and has grown to include 36 different agencies that serve the homeless population. Each agency operates from one to five different homeless programs. The number of programs continues to grow annually as additional grant proposals are funded through HUD and other Federal and State agencies.

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 following actions will be taken by the City of San Antonio in FY 2014 to address the needs of homeless persons and homelessness prevention. In January 2014, a Point-In-Time (PIT) count will be conducted. The PIT is an intense survey used to count the number of homeless individuals living in San Antonio on the streets, in shelters, safe havens or in transitional housing, or in areas not meant for human habitation. The survey 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. The information collected will be compiled into a report by a local university to provide a thorough analysis of the local homeless population.

A portion of the survey addresses the needs of those surveyed. This includes the following: housing, job training/placement, medical/dental services, Social Security Disability Insurance (SSDI), Food Stamps, mental health services, food, General Educational Development (GED) classes, clothing, transportation, emergency shelter, Temporary Assistance for Needy Families (TANF), legal assistance, Veteran's benefits, childcare, substance abuse services, life skills training and/or HIV/AIDS assistance.

The Haven for Hope, a Texas non-profit corporation, opened a 22-acre campus in San Antonio in June 2010. The site is located just west of downtown and provides comprehensive services to the homeless with an emphasis on treating the root causes of homelessness. The Campus includes medical, dental, psychiatric illness treatment through the Mental Health Dorm, vision services, a transformation center that provides intake, case management, job training, and other educational services provided by partner agencies. The Prospects Courtyard, that is separate from the residential section, serves up to 740 individuals. The residential services

include dormitories that house up to 473 men, 194 women and 87 families. Food service is cafeteria style provided by the San Antonio Food Bank. Other services include a chapel that provides spiritual services, counseling, legal assistance, and a kennel for pets. The Homeless Management Information System (HMIS) is a software program designed by HUD to track the status of the homeless population. 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 will be approximately 30,000 clients enrolled in the program from October 1, 2013 through September 30, 2014. Over 500 individuals will be trained on the use of the HMIS application. There will be continued implementation of the Annual Performance Report within HMIS for organizations to track their performance for the electronic report that is submitted to HUD.

Addressing the emergency shelter and transitional housing needs of homeless persons

In addressing the Consolidated Plan and the Continuum of Care strategic plans, the City of San Antonio provided funding (both ESG and non-ESG) 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 and sexual abuse, homeless veterans, and the population living on the street.

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

The City of San Antonio's 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 (Help a homeless individual or family move into permanent housing and achieve housing stability)
- Homeless Prevention (Helping individuals at imminent risk, or at risk of homelessness to maintain permanent housing and achieve housing stability)
- Emergency Shelter (Essential services include: meals, counseling, case management, childcare, education employment, and life skills)
- Street Outreach (Essential services include: engagement, case management, emergency health and mental health services, transportation, and services for special populations)
- Homeless Management Information System (HMIS)
- Administration

Actions to help homeless persons transition to permanent housing and independent living: The City of San Antonio refers homeless individuals that do not have a driver's license or birth certificate to Christian Assistance Ministry (CAM) to retrieve those missing documents. CAM will help chronically homeless with the ID recovery service which allows them to receive homeless services from other agencies. The Bexar County Planning Council published a resource guide on housing and supportive services available in the San Antonio area for individuals with HIV/AIDS. The resource guides are available at local HIV/AIDS agencies, various medical facilities, and the Bexar County Department of Community Resources.

The Alamo Area Resource Center (AARC) has a program that specifically assists individuals with HIV/AIDS to locate permanent housing options. In January 2014, a Point-In-Time survey will be conducted. This will offer outreach opportunities for the homeless community and provide a mechanism to inform them of housing options available. The survey will also be a useful tool in helping to transition the homeless into permanent housing.

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

The City of San Antonio's Department of Human Services (DHS) will administer the Emergency Solutions Grant (ESG) Program and coordinate activities to prevent individuals and families from becoming homeless and help individuals/families regain stability in current housing or other permanent housing. ESG funds can be used for a variety of activities that directly relate to preventing homelessness, including:

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

In Fiscal Year 2014, the City of San Antonio, Department of Human Services (DHS), will offer an array of programs through Family Assistance Centers for homelessness prevention and to assist residents experiencing financial hardships with the payment of utility bills and rent. DHS will continue to collaborate with the San Antonio Water System (SAWS) and City Public Service (CPS Energy) to offer utility assistance programs such as Project WARM (Winter Assistance Relief Mobilization), Residential Energy Assistance Partnership (REAP), SAWS AGUA project, and the ADP (Affordability Discount Program). These programs will assist ratepayers at or below 125%

of the federal poverty guidelines with their utilities. An estimated 5,000 households will receive gas/electric services in Fiscal Year 2014 at a value of \$1 million and 30,000 households will be assisted with water services (AGUA, CSBG, ESG and ADP) at a value of over \$2,000,000. The Department of Human Services, Family Assistance Division (FAD) will provide funding in rental assistance during Program Year FY 2014 and will serve 250 households with a total of nearly 675 household members. Approximately 2,770 Senior households will be served with various services which include utility, rent, prescriptions, medical equipment and personal care items. Approximately 300 households will be enrolled in long term case management where clients work to transition out of poverty by completing education goals, skills training and search for better employment.

The City's Fair Housing Program will assist approximately 425 households with Foreclosure Intervention counseling to avoid a foreclosure on their homes.

The San Antonio and Bexar County Continuum of Care established a committee whose specific purpose is to establish and review the protocols in San Antonio and Bexar County for homeless individuals that are being discharged from jail, foster care, healthcare and mental health facilities. The discharge protocols have been established through collaboration with the local jails, hospitals, mental health institutions and foster care programs. For example, the Bexar County Jail maintains 248 mental health beds. When a potentially homeless client is due to be released, the University Hospital staff will refer them to the Center for Health Care Services (CHCS), which operates the homeless shelter at Prospects Courtyard at Haven for Hope. Arrangements will then be made by the hospital staff for CHCS to pick up the individual at the jail and transport him/her to the Courtyard. Prospects Courtyard has a clinic on campus to assist in meeting each client's various needs.



AP-70 HOPWA Goals – 91.220 (I)(3)

One year goals for the # 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	75
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	138
Total	213



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

Introduction

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

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

1. Continue to process and mediate fair housing choice complaints. Complaints not successfully mediated at the clients request will be referred to HUD's Department of Fair Housing and Equal Opportunity. Review 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 and the required outreach efforts of project developments to special needs organizations.
2. Conduct outreach education and seminars on fair housing choice for community and housing providers
3. Continue to promote alternative special zoning districts and use patterns adopted by the City of San Antonio that support mixed commercial and residential uses along corridors, through regulatory incentives (reduced parking or no parking requirements, landscaping, etc.) and density bonuses for affordable housing
4. Continue efforts for the City to establish a fair housing enforcement component to investigate housing discrimination complaints
5. City's Housing Counseling program continues to help housing choice recipients find housing outside of minority and/or poverty concentrated areas
6. Work to encourage lending institutions to operate in areas that are underserved and to provide services to underserved population

AP-85 Other Actions – 91.220(k)

Introduction

The Office of Grants Monitoring and Administration and the Department of Human Services will continue to develop programs and initiatives, designed to improve existing programs, and identify additional sources of funding to better serve those in need of affordable housing and related services.

Actions planned to address obstacles to meeting underserved needs

In order to more effectively coordinate resources, the City of San Antonio has branded an initiative called RNewSA to collaborate with both internal and external stakeholders in leveraging public investment, incentivizing private investment, and maximizing the use of vacant, abandoned and under-utilized properties.

Actions planned to foster and maintain affordable housing

The City of San Antonio will continue to work with affordable housing partners in a monthly stakeholder meeting, as well as, collaborating with the City's quasi-governmental agencies to include San Antonio Housing Authority, San Antonio Housing Trust, and OurSA. Additionally, the City has implemented an alternative delivery model for the owner occupied rehabilitation program, utilizing local housing non profit organizations to manage the program. Lastly, the City is providing additional capacity building funds for Community Housing Development Organizations to assist in administration and oversight functions.

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 competed and received a \$3M grant award to address lead hazards from U.S. Department of Housing and Urban Development. The City has committed \$510,000 in FY 14 CDBG funds to match funds for this critical community need. As in previous years, the City will continue to 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:

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

Actions planned to reduce the number of poverty-level families

During this period of economic recovery, stabilization for low-to-moderate income families has not improved at the same rate of other economically advantaged members of the community. Since HUD funds are not utilized in this Action Plan for specific economic development, the approach to reducing the number of poverty level families is as follows:

- Continue to drive down the costs of decent safe and sanitary housing
- Assist needy adults and families achieve economic self-sufficiency through work, job training and child support enforcement
- Advancing the City's Section 3 Economic and Employment Opportunities program which promotes a good faith effort for contractors to hire low- and moderate-income persons by certifying businesses and individuals to participate in the program
- Increasing financial literacy and wealth building through homebuyer education

Actions planned to develop institutional structure

The institutional structure in the City of San Antonio is relatively strong and diverse. A variety of agencies and organizations will play key roles in delivering and managing the Community Development Programs. In general, this includes the San Antonio Housing Authority, the City's Department of Planning and Community Development, Human Services Department, and individual non-profit and for-profit housing developers and service providers. The City of San Antonio will continue analyzing the delivery system of affordable housing to identify areas of problems and issues. To address any issues identified, the City will:

- Provide recommendations to improve local agencies program designs
- Pursue close communication among agencies with housing programs to improve program coordination
- Strengthen partnerships and enhance coordination with public and assisted housing providers and private and governmental health, mental health, and service agencies Participate in local, state and national housing and community development organizations
- Participate in conferences and training for housing and service providers and local governments and continue to provide assistance to assure coordination among private and governmental health, mental health and service agencies for City-financed projects, housing, and special needs populations
- Actively coordinate and cooperate with units of general local government in the preparation and implementation the FY 2015-2019 Consolidated Plan

Actions to enhance coordination between public/private housing & social service agencies

The City of San Antonio continues to work in coordination and collaboration with multiple public and private entities including San Antonio Housing Authority, Bexar County, Haven for Hope and Community Housing Development Organizations (CHDO) in addressing the needs of low-to-moderate income, special needs, and homeless populations. The City is also working with community organizations to identify the needs of small businesses in commercial corridors. Significant planning efforts between these entities continue to be coordinated by the Department of Planning and Community Development and the Department of Human Services.

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

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)**

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	\$0
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	302,644
5. The amount of income from float-funded activities	0
Total Program Income:	\$302,644

Other CDBG Requirements

The amount of urgent need activities	0
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.	100.00%
Specify the years covered that include this Annual Action Plan.	1 Year

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

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.

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

Recapture Provisions

The City of San Antonio (COSA) has adopted a recapture provision for all Homebuyer Activities using HUD HOME funds as a Direct Homebuyer Subsidy or if the project includes both a Direct and Development Subsidy. These provisions ensure that COSA recoups all or a portion of the HOME assistance to the homebuyer (closing costs, down payment and/or junior mortgage) if the home does not continue to be the principal residence of the homebuyer for the duration of the affordability period (time during which homebuyer must maintain property as principal residence).

The City shall reduce the HOME investment amount to be recaptured on a **pro-rata basis** for the time the homeowner has owned and occupied the housing measured against the entire affordability period (i.e., a forgivable period). The HOME subsidy will be forgiven annually upon the anniversary of the closing date (e.g. 1/5 of HOME subsidy forgiven each year for a five-year affordability period on the anniversary of the closing date).

The City shall recoup funds based on a shared net proceeds basis. The maximum recapture amount by the City is equal to the HOME subsidy, times one minus the pro-rata basis percentage [Subsidy X (1 - Pro-Rata Basis)].

In the event the Homebuyer sells the property during the affordability period, and the net proceeds are not sufficient to repay the City the lesser of either the actual balance owed on the subsidy OR the remaining balance according to the affordability period, the City shall recapture any and all net proceeds.

Under the recapture provision, the amount subject to the affordability period includes the amount provided directly to, or on behalf of the homebuyer, including down payment, closing costs, and/or direct loan plus any HOME assistance that lowers the cost of the home below market price (i.e. the difference between the market value of home and what it actually sold for).

Resale Provisions

The City of San Antonio shall require that Resale provisions be used in the event that only a Development Subsidy is used to make the home affordable (i.e. funding construction to the

developer). In a project where both Development and Direct subsidies are provided, recapture provisions shall apply. Resale provisions require the homeowner to sell to another low-income homebuyer. The resale requirement must ensure that the price at resale provides the original HOME-assisted owner a fair return on investment and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers as defined below:

Affordable Range: A family earning 80% AMI and below and that who not pay any more than 30% their gross income for PITI (Principle, 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.

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.

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 does not permit the use of HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

Include written standards for providing ESG assistance

The City of San Antonio's Department of Human Services (DHS) administers the Emergency Solutions Grants (ESG) Program and coordinates activities to enhance the quality and quantity of homeless facilities and services for homeless individuals and families. ESG funds can be used for a variety of activities, including:

- Street Outreach
- Emergency Shelter
- Rapid Re-Housing
- Homeless Prevention
- Homeless Management Information System (HMIS)
- Administration

DHS has taken full advantage of ESG's flexibility to fund a wide range of services which address critical gaps in the housing needs throughout the Continuum of Care (CoC). In FY 2014, the City will fund an array of projects designed to strengthen this continuum. When selecting proposals for funding, the City gave special priority to projects that would fill identified gaps in the CoC in various regions of the city. Projects were also selected that demonstrated an ability to expend ESG funds within the contract period.

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. DHS subjects all proposals received in response to the RFP to a rigorous review and selection process. Proposals selected for funding are executed as one-year contracts with the option of single renewal at the end of the contract term.

The evaluation process was comprised of several committees representing each Priority Service Area. Subject matter experts included City staff and community members who reviewed and scored the proposals. City of San Antonio Contracting Officers facilitated all evaluations. An orientation regarding the roles and responsibilities of evaluation committee members, code of conduct, and instructions on using the standardized evaluation instrument was provided to all evaluators and facilitators.

After the review of proposals, each evaluation committee returned a final ranking to the Director of the 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 a threshold criteria for an award

- Demonstration of need within the proposed project area for the type of services proposed for the population to be served
- Evidence of ability to develop the proposed project, expend all funds within the required time-frames, and to operate the project over the required contract period
- Evidence of ability to provide, either directly or through referral, the appropriate support services
- The appropriateness of plans for participant selection and the consistency of these plans within the intent of the ESG program
- The reasonableness of the total project cost and the ESG program amount requested, and the eligibility of proposed expenditures
- Evidence that matching funds are firmly committed and available for obligation and expenditure
- Evidence that focus of the project is on enabling participants to achieve the highest level of self-sufficiency possible
- Evidence of financial feasibility of the project over the required operating period
- Appropriateness of qualifications and backgrounds of personnel and staff assigned to the project

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

In FY 2013, SARAH hired a national consultant to develop a Strategic Plan to improve Coordination between the CoC and ESG programs that included:

- Evaluation of ESG homeless assistance and homelessness programs in San Antonio/Bexar County area;
- Development of performance standards for each ESG activity and/ or a review and assessment of the current standards being used and recommendations for improvement;
- Development of written standards for providing ESG assistance and/or a review and assessment of any current written standards and recommendations for improvement;
- Development of policies and procedures for administration and operation of HMIS for ESG;
- Set-up of an on-going evaluation system for the ESG program;
- Development of an assessment tool and/or review and assessment of any current tool in use for ESG services; and
- Training on any newly developed assessment tool(s).

The national consultant implemented methods that will maximize participation of the SARAH Board, ESG awarded service providers, the HMIS provider and the ESG Grantee for the San Antonio/Bexar County area. The national consultant was hired based on extensive knowledge of the ESG program, its performance requirements and the rules and regulations

that apply. The national consultant has knowledge of national benchmarks and has experience in establishing a centralized and coordinated assessment system that meets HUD requirements.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations.

The City utilizes the Request for Proposal process to allocate ESG funds. The City will ensure that all programs awarded meet the ESG categorical requirements.

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.

The City of San Antonio does not currently meet the homeless participation requirement; however the City has addressed the needs of homeless persons.

In January 2014, a Point-In-Time (PIT) count was conducted. The PIT is an intense survey used to count the number of homeless living in San Antonio on the streets, in shelters, safe havens or in transitional housing, or in areas not meant for human habitation. The survey is conducted by hundreds of volunteers who asked 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. The information collected was compiled into a report by a national consultant in order to provide a thorough analysis of the local homeless population. A portion of the survey addresses the needs of those surveyed. This includes the following: housing, job training/placement, medical/dental services, Social Security Disability Insurance (SSDI), Food Stamps, mental health services, food, General Educational Development (GED) classes, clothing, transportation, emergency shelter, Temporary Assistance for Needy Families (TANF), legal assistance, Veteran's benefits, childcare, substance abuse services, life skills training, and/or HIV/AIDS assistance.

Describe performance standards for evaluating ESG.

Copies of all applicable federal regulations are distributed along with material developed by the City's Department of Human Services to assist sub-recipients with the request for reimbursement and reporting process. All ESG contracts entered into by the City are subject to on-going monitoring throughout the term of the contract. The primary methods of monitoring include:

- On site monitoring reviews
- Review of monthly/quarterly reports
- Review of final reports
- Periodic site visits, including view of randomly-selected case files
- On-going contact with program staff

Sub-recipients must ensure that financial records and documents pertaining to costs and expenses under the grant are maintained to reflect all costs of materials, equipment, supplies, services, building costs and all other costs and expenses for which reimbursement is claimed or payment is made.

The City has direct access to any records relevant to the project. All records pertaining to the grant are retained for a period of at least four years following submission of the final expenditure report. In the event that any claim, audit, litigation, or state/federal investigation is started before the expiration of the record retention period, the records are retained by the sub-recipient until all claims or findings are resolved.

The contractual agreement requires grantees to submit monthly/quarterly and final reports. Monthly/Quarterly reports describe a project's progress during the quarter through a detailed narrative describing contract activities and the results achieved. To meet HUD reporting requirements, statistical data are also reported to track the type of activity carried out, and the number of individuals and families assisted, including data on the racial/ethnic characteristics of the participants. Other related data required by IDIS is also collected. Final reports verify fulfillment of all contractual requirements and tabulate final demographic data of participants. They also trigger final reimbursement for contractual activities. The narrative follows the basic format established for monthly/quarterly reports, but emphasizes final outcomes. Sub-recipients are advised that unless all reporting requirements are satisfactorily met, requests for reimbursement are not processed for payment.

APPENDIX I
SF 424



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 8/13/2013	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
City of San Antonio		UOG Code: 48-0508	
1400 S. Flores		Organizational DUNS: 066428400	
		Organizational Unit: City of San Antonio	
San Antonio	Texas	Department: Department of Planning and Community Development	
78204	Country U.S.A.	Division: Office of Grants Monitoring and Administration	
Employer Identification Number (EIN):		County: Bexar	
76-6002070		Program Year Start Date (MM/DD): 10/01/2013	
Applicant Type: C		Specify Other Type if necessary:	
Local Government: Municipality		Specify Other Type: N/A	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles 39 th Year (FY 2013) CDBG Program		Description of Areas Affected by CDBG Project(s) City-wide	
\$CDBG Grant Amount \$ 11,772,041.00	\$Additional HUD Grant(s) Leveraged \$108,386.00	Describe Reprogramming Funds	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$210,000.00		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) \$12,090,427.00			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles 22 nd Year (FY 2013) HOME Program		Description of Areas Affected by HOME Project(s) City-wide	
\$HOME Grant Amount \$3,745,405.00	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

\$Anticipated Program Income \$547,200.00		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s) \$4,292,605.00			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles FY 2013-2014 HOPWA Program		Description of Areas Affected by HOPWA Project(s) City-wide	
\$HOPWA Grant Amount \$1,138,748.00	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s) \$1,138,748.00			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles FY 2013-2014 ESG Program		Description of Areas Affected by ESG Project(s) City-wide	
\$ESG Grant Amount \$843,303.00	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds \$843,303.00		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s) \$1,686,606.00			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: Thomas	Middle Initial: W	Last Name: Morgan
Title: Grants Administrator	Phone: 210-207-6600	Fax: 210-207-5463
eMail: Thomas.Morgan@sanantonio.gov	Grantee Website: www.sanantonio.gov/gma	Other Contact
Signature of Authorized Representative 		Date Signed 8/12/2013

APPENDIX II
Certifications



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

8/12/2013

Date

Thomas W. Morgan

Name

Grants Administrator

Title

1400 South Flores

Address

San Antonio, Texas 78204

City/State/Zip

(210) 207-6600

Telephone Number

-
-
- This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2011, 2012, 2013, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.



8/12/2013

Signature/Authorized Official

Date

Thomas W. Morgan

Name

Grants Administrator

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Address

San Antonio, Texas 78204

City/State/Zip

(210) 207-6600

Telephone Number

-
- This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

-
- This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



08/12/2013

Signature/Authorized Official

Date

Thomas W. Morgan

Name

Grants Administrator

Title

1400 South Flores

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San Antonio, Texas 78204

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Telephone Number

-
- This certification does not apply.
 This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

08/12/2013

Date

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Telephone Number

-
-
- This certification does not apply.
 This certification is applicable.

ESG Certifications

I, Thomas W. Morgan, acting on behalf of the City of San Antonio City Manager, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review

responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.



08/12/2013

Date

Thomas W. Morgan

Name

Grants Administrator

Title

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San Antonio, Texas 78204

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- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City Attorney	1400 S. Flores	San Antonio	Bexar	TX	78204
Planning and Community Development	1901 S. Alamo	San Antonio	Bexar	TX	78204
Department of Human Services	106 S. St. Mary's	San Antonio	Bexar	TX	78205
CIMS Department	114 W. Commerce	San Antonio	Bexar	TX	78283
Public Works Department	114 W. Commerce	San Antonio	Bexar	TX	78283

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal

criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan



Signature/Authorized Official

8/12/2013

Date

Thomas W. Morgan

Name

Grants Administrator

Title

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Address

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Telephone Number

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CITY OF SAN ANTONIO, TEXAS