

MEMORANDUM

To: David Nisivoccia, Interim President and CEO

From: Tim Alcott, Development and Neighborhood Revitalization Officer
 Beverly Watts Davis, Choice Community Engagement Project Director
 Lorraine Robles, Interim Director, Development and Neighborhood Revitalization
 Adrian Lopez, Director, Community Development Initiatives
 Lori Hall, Asst. Director, Real Estate and Homeownership

Re: Update and discussion regarding Choice activities relating to People, Housing and Neighborhood

SUMMARY: The following narrative describes activities related to the three core components of the Choice Neighborhood Initiative, which are People, Housing and Neighborhood. The following activities are associated with metrics submitted to HUD on both a quarterly and annual basis.

PEOPLE

Objectives	FY 2014-15 Target	Accomplishments/Activities ongoing
Health – Increase access to affordable care for Wheatley Courts Residents	200	There are currently 129 Wheatley Residents who fall within the Health Care Gap. Urban Strategies has partnered with Communicare Health Clinics to assist residents of Wheatley to off-set their sliding scale fee of \$45.00 and establishing Communicare as their medical home. Barriers have been removed by providing parents direct access to immunization clinics for children returning to school.
Self-Sufficiency-Number and percentage of residents with wage income	Reduce by 25% Baseline 55	Urban continues to provide workforce preparation workshops to increase Wheatley residents with wage income. Workshops are designed to empower residents with decision making and positive branding techniques. As a result of these workshops, Wheatley residents with wage income has increased by 32%
Return of former Wheatley residents to the new development	Achieve 90% return rate	Urban Strategies is working with all former Wheatley residents that are eligible to return to the first on-site phase.

COMMUNITY ENGAGEMENT AND ORGANIZATION CAPACITY BUILDING		
Objectives	FY 2014-15 Target	Accomplishments/Activities ongoing
Increase funding and services in the Choice footprint	\$13,270,000 in new funding	<p>San Antonio Fighting Back received a \$20,000 grant from Bexar County to support the <i>Sports Against Crime</i> program that will provide 275 high risk youth with life skills training and the opportunity to play on a football team in the Texas Youth Football Association or compete in cheerleading competitions.</p> <p>UTHSC received two teen pregnancy grants that will serve the Promise Zone inclusive of Choice. The first grant is for \$10 million dollars to replicate evidenced-based practices and the second grant is for \$3,250,000 to build capacity of teen pregnancy service providers.</p>
<p>Community Engagement and Capacity Building</p> <p># of Neighborhood meetings and events held as part of Transformation Plan</p>	3 per quarter	<p>SAGE, our Economic Development Partner, hosted a business briefing that included a presentation on Choice activities by Tim Alcott.</p> <p>On August 13, 2015, the Promise Zone-To-Work initiative held a graduation at St. Philips College and 128 graduates were honored for their accomplishments.</p> <p>A Back-to-School event was held on August 15, 2015 at Wheatley Middle School. The primary partners were Antioch Community Transformation Network (ACTN) and the new Wheatley Community School. Over 1300 students received school supplies.</p> <p>On August 24, 2015, staff participated in "Welcome Back To School" Greeting at Sam Houston</p>

		<p>Campus on 1st day of school for S.A.I.S.D. New and returning students were greeted with positive statements, pencils and well wishes.</p> <p>The Wheatley Groundbreaking for the next phase was held on August 27, 2015 and approximately 200 people attended.</p> <p>A Fix-It-Yourself Workshop will be provided by Ella Austin Community Center to show residents “how to” make minor repairs to their homes on August 29, 2015.</p> <p>The Center for Health Care Services and San Antonio Fighting Back are hosting a Youth Empowerment Summit on August 29, 2015 to increase the decision-making and coping skills of youth and promote good mental health.</p> <p>The two Public Allies (who are public housing residents) have successfully completed their service year with the Choice Neighborhood Project. Each will receive a scholarship voucher for \$4,795 that can be used at any college, university, or trade school in the United States.</p> <p>The number of events in a community is an indicator of community connectivity, community problem-solving, and increased self-reliance. There has been a significant increase in community events. There were 46 community events held in August 2015.</p>
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NEIGHBORHOOD

SAFETY – BRYNE GRANT

<p>Resurgence Collaborative Updates</p>	<p>Alcohol Anonymous will be starting their first AA meeting at the Resurgence Collaborative in August. This service has been widely requested at the Barbara Jordan Center, and the only other AA meeting location in the 78202, 78203 ZIP codes is at the edge of downtown (outside of Choice/Byrne footprint). The meeting will be open to probationers and the community.</p> <p>Texas Agrilife Extension will be hosting their first nutrition classes at the Barbara Jordan Center in August.</p> <p>Antioch Church has established a Professional Clothing Closet at the Barbara Jordan Center. Volunteers will have the Closet running by August.</p> <p>Tools for the Eastpoint Community Tool shed were received and are in storage at Moment of Truth Ministries until a shipping container can be purchased.</p> <p>The computer terminal at the Barbara Jordan Center was set-up for the Texas Impact Program. Community members can now apply for state benefits online at this terminal during hours of operation.</p>
<p>Resurgence Collaborative Metrics To-Date Updated July Metrics Due from partners on August 7, 2015</p>	<p>Probation:</p> <ul style="list-style-type: none"> ● 623 Office Visits ● 1,451 Community Service Hours <p>Southwest Key Programs:</p> <ul style="list-style-type: none"> ● 34 Employment Sessions <p>Rape Crisis Center:</p> <ul style="list-style-type: none"> ● 31 Counseling Sessions (including 4 with a probationer) <p>Extraordinary Counseling/St. Mary's University</p> <ul style="list-style-type: none"> ● 76 Individual/Group counseling sessions
<p>Byrne Activities</p>	<p>Byrne Grant team hosted an "Eastpoint Community BBQ" in collaboration with Choice staff, Eastside Promise Neighborhood, and District 2 on 7/02. The event was hosted at the Handy Stop gas station, the footprint's most</p>

	<p>concentrated crime hot spot (and location of a murder several weeks prior). The BBQ was served by off-duty SAPD officers to an estimated 360 people. Volunteers and personnel from Animal Care Services, Stand up SA, Code Enforcement, SAPD, Goodwill, Southwest Key Programs, the Mission Continues, Crosspoint, SAHA CDI, and District 2 were in attendance. Over 118 community members signed-in, with nearly half indicating they wanted to be engaged in future neighborhood improvement efforts. Residents were also shown Staff's recommendations for crime prevention improvements at the location and asked for input/feedback. The event also involved cleaning up the adjacent two vacant lots; numerous community members came out and assisted staff/volunteers in the cleanup.</p> <p>Staff coordinated beautification efforts with Choice staff, Choice Public Allies, and the Claude and Zerna Black Leadership program. Two vacant lots next to the Handy Stop were cleaned and drought-tolerant flowers were planted to beautify the area.</p> <p>Staff is coordinating with various entities for Crime Prevention Through Environmental Design improvements at the Nolan/New Braunfels (Handy Stop) intersection. Staff has coordinated with COSA to close alleys used by drug dealers and with EPN to direct SAPD bike patrols to the area. Byrne and Choice staff are coordinating with VIA and COSA to move and upgrade a problematic bus stop at the Handy Stop location. Staff has also worked with property owners to assist with crime prevention efforts. The Handy Stop owners will install a wrought-iron fence to mark boundaries of their property and allow for a mural to be placed on their building. Staff is exploring options for CCTV at this area to deter crime. Staff is coordinating the development of a mural at the Handy Stop. A community meeting and installation of the mural will occur in early August.</p>
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	<p>Staff met with COSA Transportation and Capital Improvements Department staff to walk-through the Nolan/New Braunfels area to identify infrastructure needs. TCI staff will conduct a comprehensive assessment to determine sidewalk, crosswalk, and lighting needs.</p> <p>Staff worked with the Choice Public Allies to distribute Resurgence Collaborative, Food Fight Against Crime, and Mural Design Meeting fliers in a 2-block radius around the Handy Stop. An estimated 80 homes were reached.</p> <p>Staff held a flower giveaway at the Handy Stop on 7/17 to promote positive place-making at the location. Nearly 40 flowers were given away to residents walking/driving by within an hour.</p> <p>Staff is coordinating an event, "Food Fight Against Crime," for August 8th. The event will include free fruit/veggie bags, music, arts/crafts, and resources. The event will be held at the Handy Stop to keep up momentum and positive place-making there.</p> <p>Staff's CPTED efforts have resulted in LISC (Byrne Grant technical assistance partner) to request that SAHA Byrne staff host a multi-day CPTED "Safe Growth" training conference in Fall 2015. Other Byrne Grant awardees will be invited to attend, as will San Antonio partners and community members. Training will be conducted by a nationally-acclaimed trainer and will use San Antonio-specific cases to practice the training concepts.</p> <p>Staff met with Wheatley Middle School's Principal Flores to discuss implementing Restorative Discipline in the 2015-2016 school year. EPN staff also attended meeting to enhance SAHA Byrne-EPN collaboration. Principal Flores was highly interested and will pass the proposal to higher-ups and his leadership team.</p> <p>The Bryne staff submitted the Byrne bi-annual PMT report to DOJ.</p>
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	<p>The Choice Project Director recommended the Byrne program to the White House Office of National Drug Control Policy as an exemplary program. As a result, the Byrne staff has been invited to sit on a panel for the High Intensity Drug Trafficking Area conference on August 25, 2015.</p>
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NEIGHBORHOOD		
Objectives	FY 2014-15 Target	Accomplishments/Activities ongoing
Administrative – CCI Plan	N/A	<p>The Wheatley Choice Neighborhood Critical Community Improvement (CCI) Plan was approved by HUD on June 26, 2015. The CCI Team is moving forward with MOA's partner agreements. The CCI Plan includes the following 7 strategies:</p> <ul style="list-style-type: none"> • In-fill Housing • Owner-occupied Rehab • Facade Improvement Program • Urban Farm • Safety Center • Veteran's Outreach Center • Neighborhood Beautification (Tree Planting & Community Art) <p>SAHA and HUD teams have reviewed Strategies 1, 2, 5 and 6. It is not necessary to resubmit plan, individual strategies will be reviewed and budget submissions completed to facilitate spreading of funds in LOCCS system. Conference call scheduled with HUD Washington team August 25, 2015 to prep them on Strategy 3 "Facade Improvement" so they can take it to panel for approval.</p>
Metric- Improve Owner-occupied Homes	2014 – 2015 Target	Progress/Activities
Infill - Vacant Lots	Reduce the number of vacant and abandoned properties in the Choice footprint by 10% and build 20 new homes	<p>5 properties purchased</p> <p>COSA transferred 3 properties to SAHA and this action was ratified via City Council vote on June 18, 2015. Staff is negotiating with COSA to finalize the NSP contract to purchase 12 properties in addition to 27 lots to be purchased using CCI funds. Negotiating with builders to subcontract and build 4-5 houses as part of NSP contract with COSA.</p>

<p>Infill - Rehab</p>	<p>Rehabilitate homes in Choice footprint to decrease monthly operating costs (-10%), increase home values (+10%) and homeownership equity (+10%), and complete 30-40 rehab projects</p>	<p>Meeting scheduled with Merced Texas to solidify Owner Occupied Rehab policies and guidelines for program development.</p>
<p>Facade Improvements</p>	<p>Economic Opportunity: 15 grants to be awarded addressing number of commercial properties redeveloped or developed as part of the Transformation Plan</p>	<p>Staff is working with SAGE to develop the MOU and to provide additional information requested by HUD.</p> <p>Items include:</p> <p>Map and narrative on what specific areas will be targeted and why:</p> <p>Data on number of businesses distressed and their locations</p> <p>Specific areas to be targeted</p> <p>How are CNI funds supplementing/assisting to reach out to additional businesses with SAGE?</p> <p>Rethinking the selection criteria (originally for broader SAGE efforts) --- how to tweak to show visual impact and location.</p> <p>Map showing infrastructure improvement</p> <p>Estimated costs, what are considered approved expenses?</p> <p>When will work be reimbursed and, who will inspect the façade improvements?</p> <p>To encourage future growth and neighborhood involvement --- what type of commitments will the businesses have?</p>

		<p>Conceptual drawings (before and after pictures) of previous projects.</p> <p>How will project leverage private investment?</p> <p>Timeline for façade improvements.</p>
Urban Farm	Develop Urban Farm in the footprint to address natl. food desert designation.	Staff is working to complete MOU's with Urban Farm partners such as CoSA, Texas A&M, Food Bank and EPN. Will also schedule community meeting to engage stakeholders in Master-plan process for roll-out of the Urban Farm. Union Pacific Land status pending - requesting update and timeline from Bexar County.
Veterans Center		COSA has rebid construction work; Partners are meeting August 25, 2015 to discuss project and next steps.
Safety Center		Byrne Team has identified two possible locations for Safety Center; Owners are being contacted via mail to request a tour of both sites; If one of the properties is a viable option, then SAHA will enter into a purchase contract with them so that an Environmental Review may be conducted to determine if SAHA will acquire.
Neighborhood Beautification	N/A	Meeting with EPN and CoSA scheduled for 8/25/15 to discuss how to leverage Natl. Endowment for the ARTS grant and residencies for Choice Art projects.
Metric-Enhance Public Infrastructure		
Public Improvements (Streets/Sidewalks/Curbs)	N/A	\$300,000 in TIRZ funding for streets, sidewalks and curbs in the Choice target area in the neighborhood to west of development. TIRZ board approved funding August 14, 2015. Public Improvements to begin October 2015.

HOUSING	
Metric	Activity
Administrative	Choice HUD Budget Revisions will occur after HUD approval of each CCI Strategy once it is ready to move forward and team has provided the required documentation.
Relocation	<p>All 201 Former Wheatley Courts residents were relocated by February 18, 2014.</p> <p>Pre-leasing will begin in late Spring 2016 for all residents. Urban Strategies is working with all former Wheatley residents that are</p>

	eligible to return to the first on-site phase to ensure their residency.
Involuntary Termination	One former Wheatley Courts resident was involuntarily terminated during the month of July. This PH resident was living at Alazan and was terminated for Non-payment of rent.
Demolition	<p>Status:</p> <ul style="list-style-type: none"> *Project is 100% Complete *Final Site Prep Draw & CO #2 - pending revisions *Release of Retainage - pending supporting documentation *CDBG July 31, 2015 expenditure deadline met
Replacement Housing	<p>Overall Project Tasks</p> <p><u>Phase I</u></p> <p>Sutton II (The Park at Sutton Oaks) – The Development as a whole is 97% occupied.</p> <p><u>Phase II</u></p> <p>Received HUD approval of Mixed Finance Deal July 15, 2015. Executed all closing documents July 15, 2015 and funded July 16, 2015.</p> <p>Construction</p> <ul style="list-style-type: none"> *Wheatley Phase II is now 80 days into construction *Forming, trenching and installation of plumbing lines is occurring at each building pad *12 building foundations have been poured. SAHA Construction Specialist on site for each pour. <p>BiblioTech</p> <p>Fundraising for equipment and e-books meeting continues with SAHA participation.</p> <p>Bibliotech Design Review – Dan Curry confirmed August 12, 2015 that the County will be moving forward with Bibliotech without any additional financial contribution from the project or SAHA. SAHA is drafting MOU and Lease Agreement with County to finalize language. .</p> <p><u>Phase III</u></p> <p>First Pre-development Draw received July 27, 2015 and was approved and funded August 7, 2015.</p> <p>Tax Credit Application</p>

	<p>On Thursday, July 30, 2015, TDHCA approved an award of 9% Low Income Housing Tax Credits which will equate to a value of approximately \$8M for the project.</p> <p><u>Phase IV</u></p> <p>Status of the 36 Properties:</p> <ul style="list-style-type: none"> * Acquired 34 * Under Contract 1 (pending closing) * Condemnation Court 1 (Friendly Condemnation-Minor; pending entering of a Judgment) <p>Note: All properties in the Wheatley 2 ½ block acquisition area have obtained environmental clearance from HUD.</p> <ul style="list-style-type: none"> ❖ As of July 17 all prior owners and rental tenants have been relocated to their new homes. ❖ As of July 20 all existing houses / structures have been tested for asbestos and lead. Final reports are scheduled to be completed by next week. ❖ RFP for purchasing of houses and hauling them away will be issued by mid August. ❖ SAHA will issue an RFP to have remaining structures abated and demolished.
<p>Non-Replacement Housing</p>	<p><u>Phase I</u></p> <p>Sutton II (The Park at Sutton Oaks) – 208 units were complete as of June 17, 2014. Of the 208 units 159 Non-replacement units were created. Of those 159 units, 46 are market rate units and 113 units are affordable. The property is currently 97% occupied.</p>