



**FIVE YEAR CONSOLIDATED PLAN  
HUD Program Years 2010-2014  
COSA Fiscal Years 2011-2015**

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**CITY OF SAN ANTONIO**

**OFFICE OF GRANT MONITORING AND ADMINISTRATION  
1400 S. Flores, San Antonio, Texas 78204 210-207-6600  
[www.sanantonio.gov/gma](http://www.sanantonio.gov/gma)**

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Five Year Consolidated Plan  
HUD Program Years FY 2010-2014  
(COSA Fiscal Years 2011-2015)

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## **Executive Summary**

### ***Introduction***

The City of San Antonio is an entitlement community and a participating jurisdiction with the U.S. Department of Housing and Urban Development. This status allows the City to receive direct assistance from HUD for the Community Block Grant (CDBG) program, the Home Investment Partnerships Program (HOME) as well as receive assistance through the Housing Opportunities for Persons with AIDS (HOPWA).

The Consolidated Plan is a comprehensive document that describes the City's housing market conditions, identifies the need for affordable housing and community development and provides strategies to address the needs over the next five years. The plan coordinates the City's housing and economic development with other public, private and non-profit community housing providers and non-housing service agencies. The resulting Consolidated Plan provides a unified vision for community development and housing actions with the primary goals of providing affordable housing, public facilities, revitalized target neighborhoods, preserve historic resources, support for homeless and special needs populations and building and maintaining existing infrastructure.

### ***Citizen Participation and Consultation***

The Consolidated Plan establishes a unified, coordinated vision of community development actions for the upcoming five years. Key elements of this Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process. Due to the significance of involving the citizens of San Antonio in making community development decisions that affect their neighborhoods, it is important to ensure that the public has the opportunity to shape the Five Year Consolidated Plan, along with each Annual Action Plan. As the lead agency in the development and implementation of the Consolidated Plan, the Office of Grants Monitoring and Administration is responsible for ensuring the City of San Antonio's Citizen Participation Plan is implemented. The following identifies citizen participation efforts and public hearings that will be undertaken for actions under the purview of the Consolidated Plan:

- Annual Action Plan
- Substantial Amendment to Annual Action Plan
- Substantial Amendment to Consolidated Plan
- Public Notice and Comment Period Requirements

Information regarding the dates, times, and location of any public hearing shall be published a minimum of two weeks prior to its occurrence in any of the following publications: San Antonio Express News, the San Antonio Recorder, The Observer and La Prensa.

In compliance with federal Consolidated Plan regulations, the City's Citizen Participation Plan requires the Proposed Consolidated Plan, Proposed Annual Action Plan and any Proposed Substantial Amendment be made available for citizen review and comment for a minimum of 30-days prior to City Council adoption. Notice of the Proposed Consolidated Plan, Proposed Annual Action Plan and any Proposed Substantial Amendment must be posted in any of the local publications referenced above at a minimum of 30-days prior to City Council adoption. This notice must provide the locations where the documents may be reviewed, which at a minimum must include the Office of Grants Monitoring and Administration, the Department of Community Initiatives, the Central Library and online at [www.sanantonio.gov/gma](http://www.sanantonio.gov/gma).

To ensure an inclusive citizen participation effort is exercised, accommodations shall be provided to non-English speakers by the Office of Grants Monitoring and Administration as the need for such services arises.

The timeframes for public hearings, number of hearings and comment period length for each major submission to HUD are described in the Citizen Participation Plan matrix in Appendix C. The agencies where these submissions can be reviewed is also listed in the Matrix.

### ***Contents of Plan***

The Consolidated Plan is presented in seven parts beginning with a profile of the city of San Antonio. The profile is followed by the second component -- an analysis of market conditions with a focus on housing. After the market analysis, the third, fourth and fifth components describe San Antonio's housing needs; homeless and special needs; and community development needs. The sixth part outlines strategic choices the City has made to address its housing and community development needs. This part includes detailed goals, objectives and strategies as well as performance indicators. The seventh part describes the new Neighborhood Revitalization Strategy Area (NRSA) that the City is asking HUD to designate. While the Consolidated Plan is presented in this simple manner, it also provides the Department of HUD with all required information for the official review and approval.

#### **1. Community Profile**

According to 2008 American Community Survey data, 1,277,322 persons live in San Antonio. Between 1990 and 2000, the city's population increased by 22.3 percent, which was considerably greater than the 17.5 percent population increase countywide. Since 2000, current estimates indicate that city population growth has slowed to 11.6 percent against a somewhat faster increase of 14.0 percent in Bexar County.

Accompanying the population increase in the City of San Antonio has been an increase in the number of households. At the same time, the household size increased slightly from 2.56 to 2.64 persons per household from 1990 to 2000, but declined to 2.59 by 2008. The household size for the City of San Antonio remains smaller than that of Bexar County, where household size was 2.60, 2.67 and 2.66 in the three study years.

An increase in the infant population is evident in the ten years between 1990 and 2000, as well as an increase in the elderly female population, while the elderly male population declined. The population as estimated for 2008 shows a continued increase in the infant population, but a slight decrease in the working adult population. Since 2000, the most significant shift has been in the percent of Hispanic residents that made up 58.6 percent of the population in 2000. By 2008, it is estimated that this had increased to 61.2 percent.

The black population of San Antonio is concentrated in the east part, portion of the City, primarily south of I-35 and west of I-410. They represent more than 60 percent of the population in census tracts 1308, 1310 and 1311. In tracts 1305, 1306 and 1309, they comprise 40 to 60 percent of the population.

Most of San Antonio's Hispanic population is concentrated within the perimeter of I-410, primarily west of I-37 and I-10. In these census tracts they comprise more than 80 percent of the population.

Unemployment rates in San Antonio ranged from a low of 4.0 percent in 2000 to a high of 6.7 percent in 2009, although the level of 7.6 percent for the first three months of 2010 is higher still. These trends follow the national unemployment trends, but are somewhat lower.

Employment by industry has shifted significantly from 1990 to 2008. More than one-quarter of San Antonio's workforce was employed in the education, health and social services industry in 2008. This same industry was also the top employer in 2000 (at 21.3 percent), and was the second highest employer in 1990 (at 18.5 percent). Retail trade was the top employer in 1990, employing 19.9 percent of the workforce. This industry slipped to second highest by 2000 (at 12.6 percent) and remained second in 2008, now employing 13.9 percent of the workforce. In 1990, professional, management, and administrative services was the third largest employer in San Antonio, employing 12.6 percent of the workers. This industry slipped to fourth largest by 2000 (9.9 percent), but returned to its 2000 position by 2008 (12.3 percent). In 2000, arts, entertainment, recreation, accommodation and food service ranked third (10.2 percent), up from employing just 1.4 percent of workers in 1990. This industry was the fourth largest in 2008, employing 12.1 percent of workers.

In 2000, the median household income for the City of San Antonio was \$36,214, 5.5 percent below that of Bexar County (\$38,328). By 2008, the City median household income had increased by 18.0 percent to \$42,731. At the same time, the county median household income increased by 19.5 percent to \$45,792.

## **2. Housing Market Analysis**

The ratio of owner-occupied and renter-occupied housing to all occupied housing units has remained steady from 1990 (54.0 percent) to 2008. Slightly fewer than 60% of all occupied housing units are owner-occupied, which has been consistently 3 points lower than the homeownership rate throughout Bexar County. Both are below the 2008 estimated national homeownership rate of 66.9 percent.

Based on the 2000 census, 26.8 percent of the total housing stock in the City of San Antonio was built in 1959 or earlier, and is, therefore, now more than 50 years old. These data also indicate that a total of 61.5 percent of the housing stock was built prior to 1980, making lead-based paint a potential hazard. 2008 American Community Survey estimates indicate that 23.0 percent of the city's housing stock was built prior to 1959, and the percent of housing stock built prior to 1980 decreased 53.2 percent. This reflects the influx of new construction that has taken place in the interim.

The overall vacancy rate fell significantly from 10.6 percent in 1990 to 6.4 percent in 2000, but was estimated to have increased to 9.9 percent in 2008. The city's vacancy rates have consistently been slightly higher than countywide rates, but both are considerably below the 2008 national rate of 12.0 percent.

Estimates from the 2008 American Community Survey suggest that housing availability appears to have improved for households earning over \$35,000, but continues to fall short of demand at the lowest levels.

According to the 2000 Census, 631 households (0.6 percent) lacked adequate plumbing facilities—236 owners (0.4 percent) and 395 renters (0.9 percent). At the same time, 618 households (0.6 percent) lacked complete kitchen facilities—179 owners (0.3 percent) and 439 renters (1.0 percent). Detailed data from the American Community Survey are not available, but estimates indicate that 0.5 percent of households were without adequate plumbing (down from 0.6 in 2000) and 0.6 percent lacked complete kitchens (no change from 2000).

In 2000, 41,931 (10.3 percent) of the City of San Antonio households were overcrowded. This total was comprised of 17,464 owner-occupied households, or 7.4 percent of all owner-occupied households. Considerably more tenant-occupied households were overcrowded: 24,467 or 14.4 percent of all renters.

In the City of San Antonio, the current median cost for a home is \$160,000. Presuming a down payment of 5 percent (\$8,000) and an interest rate of 4.75

percent, an estimated monthly payment (PITI) of \$790 makes the home affordable to a household earning \$33,874 (or 79.3 percent of the area's median income).

The San Antonio Housing Authority (SAHA) owns and manages 6,177 public housing units. SAHA also administers rental assistance for 12,775 privately owned rental units through the Section 8 Housing Choice Voucher program, as well as a portfolio of 6,399 mixed-income housing units. These units are available to eligible low-income families, seniors and people with disabilities. Of the nearly 65,000 people utilizing SAHA programs, half are elderly or disabled. Fifty-three percent of SAHA's public housing residents are in the program for two years or less. Forty-one percent of participants in SAHA's Housing Choice Voucher (HCV) program, which administered rent vouchers to 12,775 San Antonio families in 2009, utilize the program for two years or less.

SAHA has 13,155 individuals on the waiting list for family public housing, 1,372 individuals on the waiting list for elderly public housing, and 399 individuals on the waiting list for handicapped accessible units.

### **3. Housing Needs Assessment**

This component of the plan assesses all aspects of housing needs and related issues specified in HUD instructions.

#### *Overall Needs*

By far, affordability remains San Antonio's top housing related problem. Over the past two decades, the San Antonio metropolitan area has experienced fast growth; the population has boomed, new housing developments have been built and the economy has flourished. However, incomes have not kept pace with above average housing appreciation – leaving many San Antonio families financially overstretched. Even with the recent turmoil in the real estate market, San Antonio housing prices persist at levels out of reach for large portions of workers. This phenomenon is largely due in part to San Antonio being a sought-after destination.

An analysis of housing problems tackling overcrowding, substandard and lack of adequate facilities is contained within the Housing Needs Assessment. In identifying cost burdened clientele, it was determined that the entitlement programs the City is receiving is still not meeting the great and growing need in the community at large.

While the 2008 American Community Survey estimates provide valuable up-to-date insight across a number of demographic indicators, they do not provide the level of granularity for the City of San Antonio that is required for the Consolidated Planning process. HUD's 2009 CHAS datasets (which include 2005-2007 Census averages) do provide such detail, but only at the County level.

Of the 405,422 households in the City of San Antonio, 173,660 or 42.8 percent of them have income at or below 80 percent of the Area Median Income (AMI) of \$57,200. These households can be segmented as follows:

- 53,060 (13.1 percent of total households) with incomes less than or equal to 30 percent of the AMI (extremely low income);
- 47,730 (11.8 percent of total households) with incomes of 30 to 50 percent of AMI (low income);
- 72,870 (17.9 percent of total households) with incomes of 50 to 80 percent of AMI (moderate income); and
- 231,762 (57.2 percent of total households) with incomes at or above 81 percent of AMI (middle income and better).

Of the three most common housing problems, it appears that San Antonio is more fraught with cost burdened home owners than with sub-standard or overcrowded homes. Of the total households, 25.0 percent, or 101,355, have a cost burden of at least 30%. Some 10.3 percent of all households (41,758 households) have a cost burden that exceeds 50% of the income. Costs burden is defined as the fraction of a household's total gross income that is spent on housing costs. There were 31,623 households that have problems with overcrowding and/or inadequate plumbing/kitchen facilities alone.

Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. Based on the Comprehensive Housing Affordability Strategy (CHAS) Data Book with data current as of 2000, the household types of the different racial or ethnic groups with the disproportionately greater need are as follows:

- Native American and Pacific Islander renter households with income under 30 percent of the AMI;
- Pacific Islander renter households with income between 30 and 50 percent of the AMI;
- Pacific Islander renter households with income between 50 and 80 percent of the AMI;
- Pacific Islander and elderly/mobility impaired households with income of 80 percent or more of the AMI;
- Hispanic family renter households with income of 80 percent or more of the AMI;
- White and Hispanic family owner households with income under 30 percent of the AMI;
- White, Black and Hispanic family owner households with income between 30 and 50 percent of AMI;
- White family owner households with income between 50 and 80 percent of AMI;

- White elderly renter households with income between 50 and 80 percent of the AMI;
- White elderly renter households with income of 80 percent or more of the AMI;
- White non-elderly, non-family renter households (i.e. a person living alone or a householder who shares the home with nonrelatives) a.k.a “other households” with income between 30 and 50 percent of AMI.

#### *Lead Based Paint*

There are 111,450 units in the City of San Antonio that were built prior to 1980. Whether these are owner or renter occupied a high percentage of these homes have children living within them. The City has an aggressive Lead Hazard Control Mitigation Program which makes great strides each year in ridding San Antonio of this hazardous substance. Even a 10% unit per deciliter of lead in the blood can harm a child. The City’s persistence in this area continues until every last unit has been mitigated and San Antonio children are safe.

#### *Barriers to Affordable Housing*

In considering the barriers to affordable housing, two major factors emerge—first, a household’s ability to afford housing based on its income and, second, the price of housing. Both factors appear to contribute to the City of San Antonio’s affordable housing problem. Therefore the City is aggressively employing economic development plus job training activities with those activities intended to foster the development of affordable housing for low and very low income families and individuals.

#### *The Strategic Plan for Community Development*

In 2008 the City of San Antonio adopted a Strategic Plan for Community Development. This Plan coordinates decision-making and investment in community development. Within its three-year "rolling" time span, the Plan proposes a rationale for focused investment strategies to address all elements of the living and built environment that constitute a sustainable community.

#### *Fair Housing in San Antonio*

The City of San Antonio operates a Fair Housing Program within its Office of Community Initiatives and Homeless Services that is responsible for the enforcement of city and Federal Fair Housing laws. The program also assists area citizens in need of information regarding their housing rights and in the resolution of housing related discrimination complaints.

The Fair Housing Council of Greater San Antonio is a private, non-profit 501(c)(3) corporation dedicated to promoting fair housing and eliminating discriminatory housing practices in the areas of rental housing, real estate sales, mortgage lending,

and homeowners' insurance. Founded in September 1996 by a group of concerned citizens with the assistance of the National Fair Housing Alliance (NFHA) and funding from the United States Department of Housing and Urban Development (HUD), this group established the Fair Housing Council because research made it clear that equal access to housing was far from a reality in many parts of the country, including San Antonio, Texas.

With funding under HUD's Fair Housing Initiatives Program, the Council has maintained its Main Office in San Antonio, Texas (in Bexar County), opened a Field Office in McAllen, Texas (in Hidalgo County), and expanded its service area to include a number of other counties in the San Antonio region.

#### **4. Homeless and Special Needs**

Originally there were two homeless organizations; the San Antonio Action Homeless Coalition and the San Antonio/Bexar County Continuum of Care (CoC). The CoC was started in the early 1990's and focus was on HUD issues. The San Antonio Action Homeless Coalition's focus was on sponsoring special events for the homeless. In 2005 the two merged and became the South Alamo Regional Alliance for the Homeless (SARAH).

The South Alamo Regional Alliance for the Homeless (SARAH) is now the lead decision-making body for the CoC. It works in close coordination with the City of San Antonio and sets policy regarding the CoC including oversight of HMIS, developing the process for the annual CoC plan, establishing priorities for projects, and coordinating policy on issues such as discharge planning. The City works closely with SARAH members either as delegate agencies or referral partners and selects for award the most suitable agencies from within the community to provide financial assistance, housing relocation and stabilization services. As a member of SARAH, the City ensures the program adopts and promotes efficient and effective approaches to the delivery of services to homeless individuals and those at risk of becoming homeless.

The gaps analysis for the homeless is based on a point-in-time count completed in 2010 and surveys of service providers concerning clients and inventory. In each year, SARAH obtains additional information from service directories, state and local consolidated plans, newspaper articles, discussions with service providers, monthly meetings with CoC members and roundtable discussions. Local service providers, soup kitchens, law enforcement personnel and community counselors provide valuable information on the number of homeless persons because they interact with those not staying in shelters or other homeless facilities. The January 26, 2010 Point in Time (PIT) count indicated some 3,572 homeless persons in San Antonio. The

existing and planned inventory of beds to service this population, as well as the unmet need or gap in inventory, is noted in the chart below.

Data collected during the most recent Point in Time homeless count revealed there was a homeless unmet need or gap for both individuals and families in San Antonio. Individual homeless have an unmet need of 220 beds of emergency shelter, 675 beds of transitional housing, and 1,098 beds of permanent supportive housing. Households with children have an unmet need for 189 units of permanent supportive housing.

An analysis of the special needs community was performed. Estimates on the frail elderly and elderly population, disabled sub populations and substance abuse, domestic violence and AIDS were addressed as housing problems and as demographics.

## **5. Non-Housing Community Development**

San Antonio provides various services and public facilities funded from taxes, fees and state funding. To provide these services, the City employs more than 12,000 employees in 37 departments who provide a wide range of municipal services. For example, City employees fight crime, put out fires, collect waste, maintain streets, issue building permits, help senior citizens, provide recreation and cultural activities, and provide hundreds of other important services.

In the fall of 2007, City Council approved the creation of a new city department – Capital Improvements Management Services (CIMS) – with a primary responsibility of managing the Bond Program. A total of 134 existing City staff positions were consolidated from four city departments into CIMS. The adopted budget included 18 new positions funded by bond funds to aid in the delivery of the Bond Program. CIMS manages the City's Capital Improvement Program projects to include the 2007-2012 Bond Program through all phases of design, construction, and inspection. The department also coordinates the consultant selection, construction contractor procurement, and project delivery for all capital improvement construction projects. These efforts focus on projects designed to improve, acquire, construct and enhance new and existing local streets, bridges, sidewalks, drainage facilities, parks, athletics facilities, libraries and public health centers.

The Citizens Bond Oversight Commission was established on September 11, 2003 as a joint City-County Board to advise the City Council and Bexar County Commissioner's Court on bond projects and programs. The Commission is charged with advising City and County elected officials on the delivery of bond projects including:

- Schedule
- Public input
- Alternative delivery methods
- Program management
- Other capital improvement processes

Infrastructure, Parks, and Community Public Services like law enforcement and fire protection and economic development all have needs that must be addressed in a coordinated effort which is this consolidated plan; San Antonio's planning tool for the next five years.

## **6. Strategic Plan**

Section 6 outlines strategic choices the City has made to address its housing and community development needs.

As a large and growing community, the City of San Antonio must successfully balance a diverse array of housing and community issues. Given the range of competing needs, the City must invest its scarce resources wisely. Therefore, as a general principal, the City will attempt to expend public funds in a way that leverages the commitment of private sector support whenever possible. Through the public participation and consultation process, the City has identified the community's overall goals and priorities as follows:

- Improve the quality and quantity of affordable housing
- Provide expanded economic opportunities
- Provide a suitable living environment
- Develop the capacity of local housing and service providers

The needs identified in this section were prioritized based on whether consolidated plan program funds will be used to address specific needs in the coming five years. The needs outlined below were prioritized based on the following assumptions required by the U.S. Department of Housing and Urban Development. Those needs that will be addressed using federal funds are considered high priority needs. Medium priority needs may be addressed using federal funds, if available; and low priority needs will likely not be addressed in the coming five years and are not discussed in this section. The City's top priority needs for the coming five years are discussed more fully in the Strategy and Goals section in Part 6 of the Consolidated Plan.

## **7. Neighborhood Revitalization Strategy Area (NRSA)**

The City of San Antonio is applying to the U.S. Department of Housing and Urban Development (HUD) for a Neighborhood Revitalization Area designation. HUD implemented a program in 1996 allowing the designation of distressed urban areas as Neighborhood Revitalization Strategy Areas ([HUD Notice CPD 96-01](#)). In a HUD-approved NRSA, many of the limiting regulatory requirements of the Community Development Block Grant (CDBG) program are relaxed or waived to allow a jurisdiction like San Antonio more flexibility in implementing its CDBG Program. The NRSA designation permits a jurisdiction to undertake CDBG activities that it might not otherwise be able to undertake under existing regulations to wage an aggressive

development program throughout the proposed strategy area. The City is designating the Dignowity Hill area as its NRSA, and may designate additional neighborhoods and redevelopment areas through Consolidated Plan amendments.

Dignowity Hill is approximately one square mile or six hundred and forty acres located just east of downtown San Antonio. Dignowity Hill Park, the heart and approximate center of the neighborhood, is less than a one mile walk or bike ride from some of San Antonio's most famous tourist attractions such as the Alamo, the Riverwalk, and Sunset Station. Dignowity Hill is traversed by several of San Antonio's well known major thoroughfares with direct access to downtown and the interstate. The streets of Houston Street, Commerce Street, and Nolan Street provide east west connections to and from downtown. North New Braunfels is a north-south road that connects to Fort Sam Houston and IH-35 to the north and IH-10 to the south. Pine Street and Hackberry Street also provide north-south connections. IH-37 is the western boundary of the area. Major VIA bus lines run along the streets of Commerce, Houston, Nolan, Hays, and North New Braunfels connecting the area to other parts of the city. A variety of problems plague the area including absentee landlords, code compliance enforcement issues, vacant homes, and a lack of financial assistance for home maintenance.

This NRSA effort aims to improve the quality of life for residents while attracting businesses. This will be done through a number of initiatives that focus on:

1. decreasing the number of vacant lots and housing through rehabilitation and marketing of properties for infill housing,
2. converting renters to owners, improving housing for mid-range level consumers that are cost efficient to allow the renovation of historic structures that are in disrepair,
3. assisting the elderly and disabled to maintain and repair housing,
4. recognizing historic preservation and housing and building restoration as a first priority over demolition, and
5. enhancing and maintaining public housing so that it contributes to the beauty of the neighborhood.

The specific proposed NRSA strategies include:

- (a) Maintaining and enhancing the neighborhood parks, community centers, and cultural events that promote healthy lifestyles and highlight the historic character of the Dignowity Hill neighborhood;
- (b) Improving the well being of the community by eliminating criminal activity through improved public safety measures to ensure that all community members especially children are able to work and play without fear in a safe environment;
- (c) Coordinating and integrating development of a mix of neighborhood businesses that serve the immediate residents in the vicinity and establish housing options with diverse age and density that are walkable and secure;

- (d) Working with partners and neighbors to enhance the aesthetics of the area by improving sidewalks and road infrastructure to create a safe and friendly environment for pedestrians, motorists, and bicyclists; and
- (e) Working toward achieving the goals and objectives that are laid out in the Dignowity Hill Neighborhood Plan.

***Conclusion***

While history may have left San Antonio with a valuable foundation from which to build, more recent efforts have turned San Antonio into a vibrant and growing community. The City has made collaboration a key part of its strategy – leveraging funding, talent and energy from all levels of government, non-profits, and the private sector.

In keeping with this long-standing tradition, the Consolidated Plan is submitted to HUD with the intent to continue the revitalization of San Antonio for the period of 2011-2015.

# Part One. Community Profile

## I. Demographics

### A. Population

According to 2008 American Community Survey data, 1,277,322 persons live in San Antonio. (See Table 1-1) Between 1990 and 2000, the city's population increased by 22.3 percent, which was considerably greater than the 17.5 percent population increase countywide. Since 2000, current estimates indicate that city population growth has slowed to 11.6 percent against a somewhat faster increase of 14.0 percent in Bexar County.

**Table 1-1. San Antonio Population<sup>1</sup>**

Year	City of San Antonio	Pct change	Bexar County	Pct change
1990	935,933		1,185,394	
2000	1,144,646	22.3%	1,392,931	17.5%
2008	1,277,322	11.6%	1,588,136	14.0%

These following population pyramids visually illustrate the changes by age cohort. Male population is illustrated in blue, and female in red.

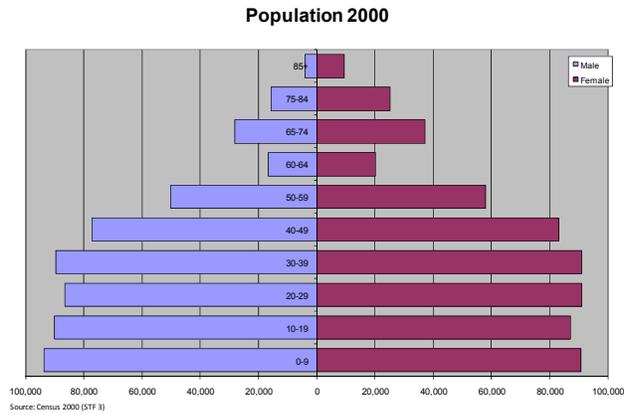
Figure 1-1 Population 1990

An increase in the infant population is evident in the ten years between 1990 and 2000, as well as an increase in the elderly female population, while the elderly male population declined.

Figure 1-2 Population in 2000

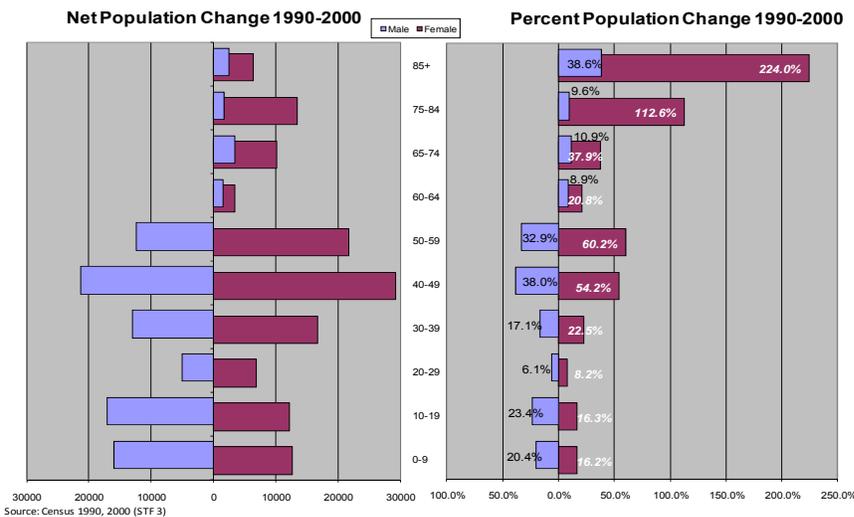
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<sup>1</sup> Census 1990 and 2000, and 2008 ACS



The bar graph below illustrates the population change from 1990 to 2000, both numeric (on the left) and as a percent of the cohort (on the right). Blue bars on the left illustrate increase in males, while red bars on the right illustrate increase in females. When the bars are reversed, this indicates a loss in the population, as is the case in the top four bars, depicting males aged 60 and over.

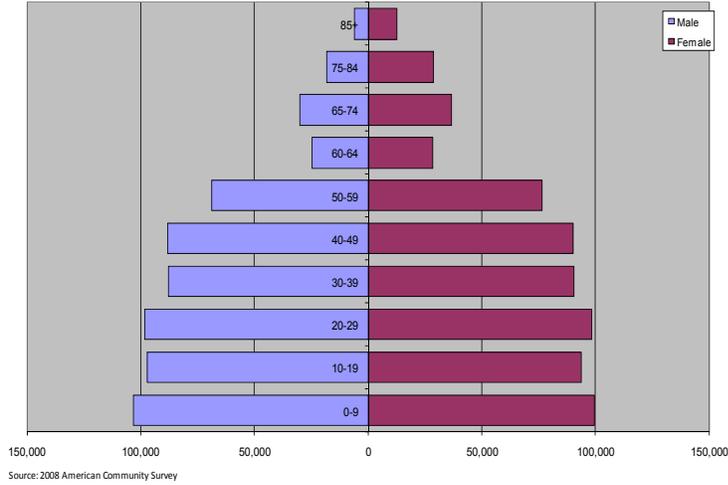
Figure 1-3 Population Change



The population pyramid as estimated for 2008 (below) illustrates a continued increase in the infant population, but a slight decrease in the working adult population.

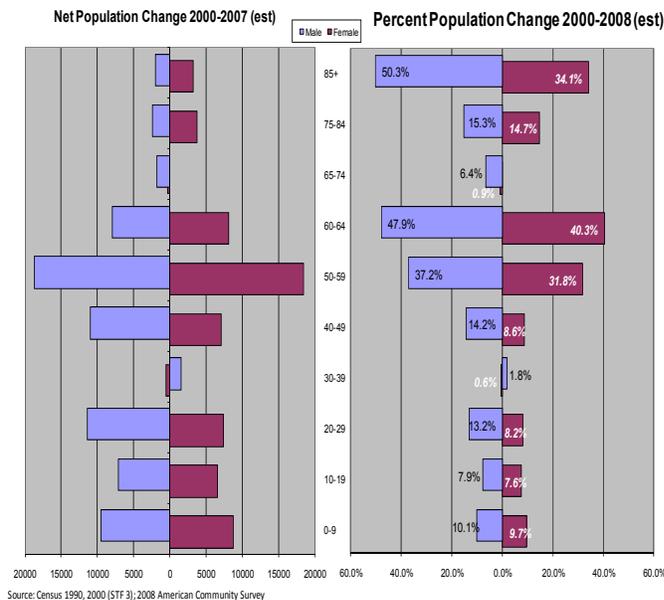
Figure 1-4 Population 2008

### Population 2008



The most significant change illustrated in the graph below is the loss of both males and females in the cohort aged 30 to 39 years. At the same time, San Antonio's population grew by large numbers of adults between the ages of 40 and 64, including a particularly large increase among those in their 50s.

Figure 1-5 Population Change



## B. Households

Accompanying the population increase in the City of San Antonio has been an increase in the number of households. At the same time, the household size increased slightly from 2.56 to 2.64 persons per household from 1990 to 2000, but declined to 2.59 by 2008. (See Table 1-2) The household size for the City of San Antonio remains smaller than that of Bexar County, where household size was 2.60, 2.67 and 2.66 in the three study years.

Table 1-2. San Antonio Households<sup>2</sup>

Year	Population	Households	Persons per Household
1990	935,933	327,403	2.56
2000	1,144,646	405,887	2.64
2008	1,277,322	443,840	2.59

From 1990 to 2000, the population of San Antonio increased by 22.3%, while the number of households increased by 24.0%. Such factors as postponement of marriages and child bearing, elderly persons living longer and more independent lives, the desire of young

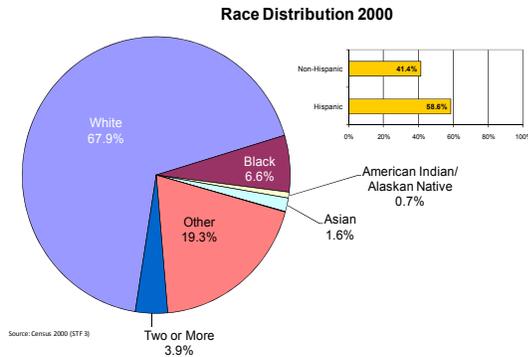
<sup>2</sup> Census 1990 and 2000, and 2008 ACS

adults to establish independence earlier, and more single-parent families, continue to create pressure on the housing supply.

### A. Minority Composition

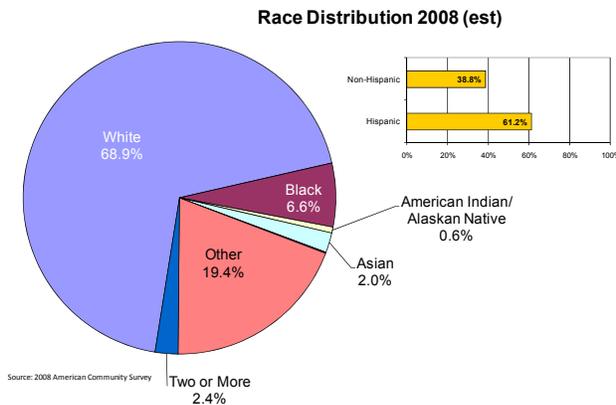
The graph below illustrates the racial composition of San Antonio in 2000.

Figure 1-6 Race Distribution in 2000



Since that time, the most significant shift has been in the percent of Hispanic residents that made up 58.6 percent of the population in 2000. By 2008, it is estimated that this had increased to 61.2 percent, as illustrated in the similar graph for 2008, below.

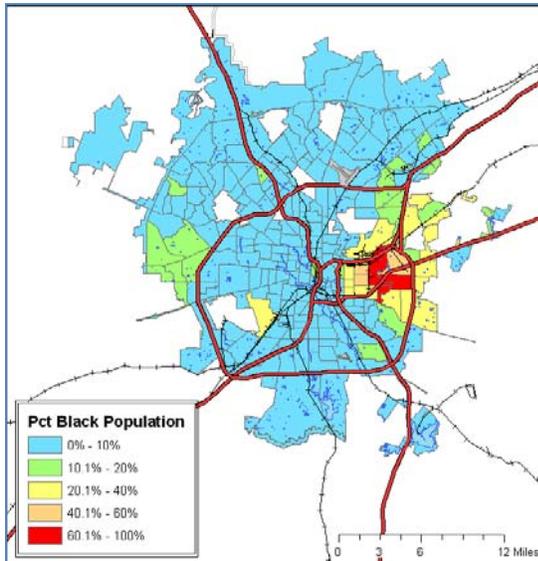
Figure 1-7 Race distribution in 2008



A similar shift took place countywide, from a Hispanic population of 54.3 percent in 2000 that increased to 57.4 percent in 2008.

The maps below illustrate the racial distribution of the Black and Hispanic populations of the City of San Antonio.

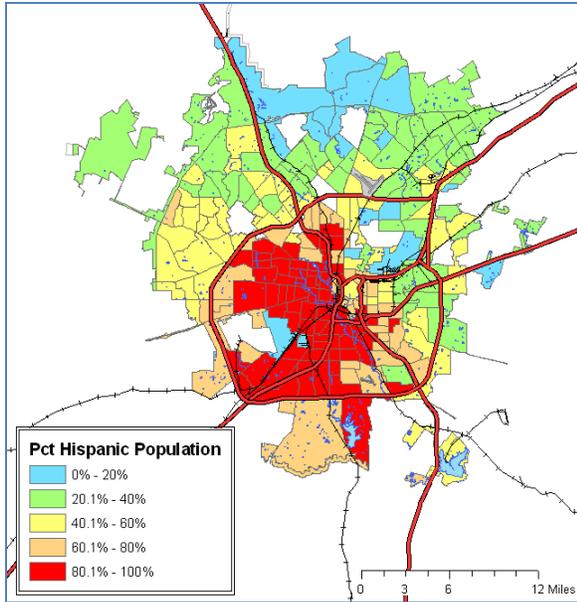
Figure 1-8 Percentage Black Population



The black population of San Antonio is concentrated in the east of the City, primarily south of I-35 and west of I-410. They represent more than 60 percent of the population in census tracts 1308, 1310 and 1311. In tracts 1305, 1306 and 1309, they comprise 40 to 60 percent of the population.

Most of San Antonio's Hispanic population is concentrated within the perimeter of I-410, primarily west of I-37 and I-10. In these census tracts they comprise more than 80 percent of the population.

Figure 1-9 Percent Hispanic Population

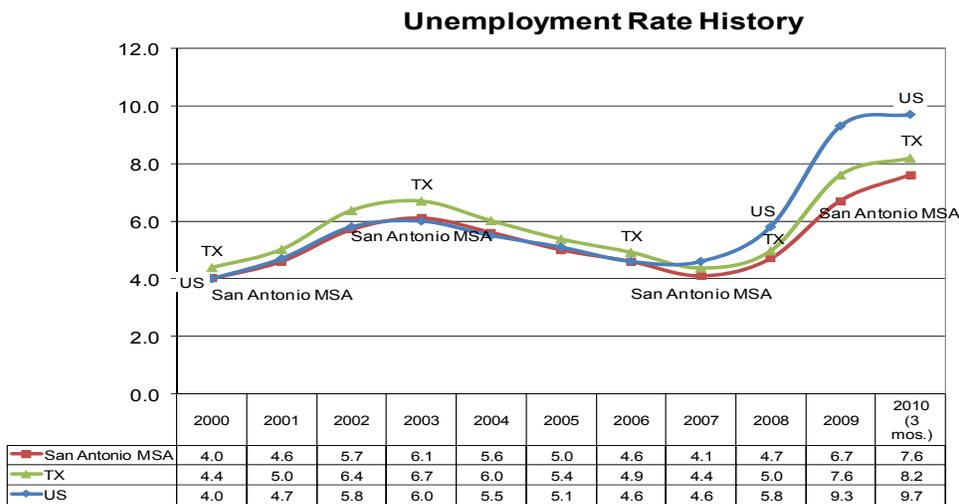


## I. Income and Employment

### A. Unemployment Rates

Unemployment rates in San Antonio ranged from a low of 4.0 percent in 2000 to a high of 6.7 percent in 2009, although the level of 7.6 percent for the first three months of 2010 is higher still.

Figure 1-10 Unemployment Rate History

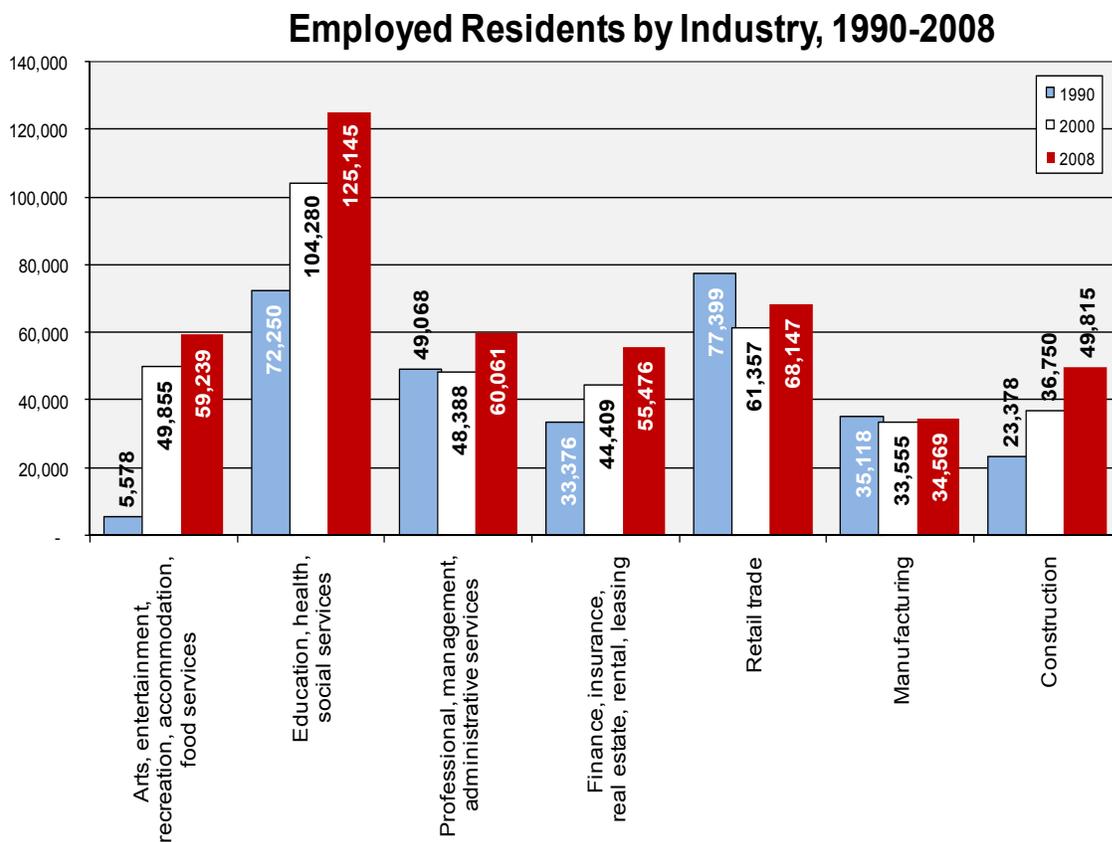


Historically, San Antonio has experienced slightly lower unemployment than the state as a whole. San Antonio's unemployment rate has generally been on par with or slightly below the national unemployment rate.

## **B. Employment by Industry**

Employment by industry has shifted significantly from 1990 to 2008. As illustrated in the graph below, more than one-quarter of San Antonio's workforce was employed in the Education, health and social services industry in 2008. This same industry was also the top employer in 2000 (at 21.3 percent), and was the second highest employer in 1990 (at 18.5 percent). Retail trade was the top employer in 1990, employing 19.9 percent of the workforce. This industry slipped to second highest by 2000 (at 12.6 percent) and remained second in 2008, now employing 13.9 percent of the workforce. In 1990, Professional, management, and administrative services was the third largest employer in San Antonio, employing 12.6 percent of the workers. This industry slipped to fourth largest by 2000 (9.9 percent), but returned to its 2000 position by 2008 (12.3 percent). In 2000, Arts, entertainment, recreation, accommodation and food service ranked third (10.2 percent), up from employing just 1.4 percent of workers in 1990. This industry was the fourth largest in 2008, employing 12.1 percent of workers. This graph illustrates the top five industries from each year of the study period.

Figure 1-11 Employed Residents by Industry 1990-2008

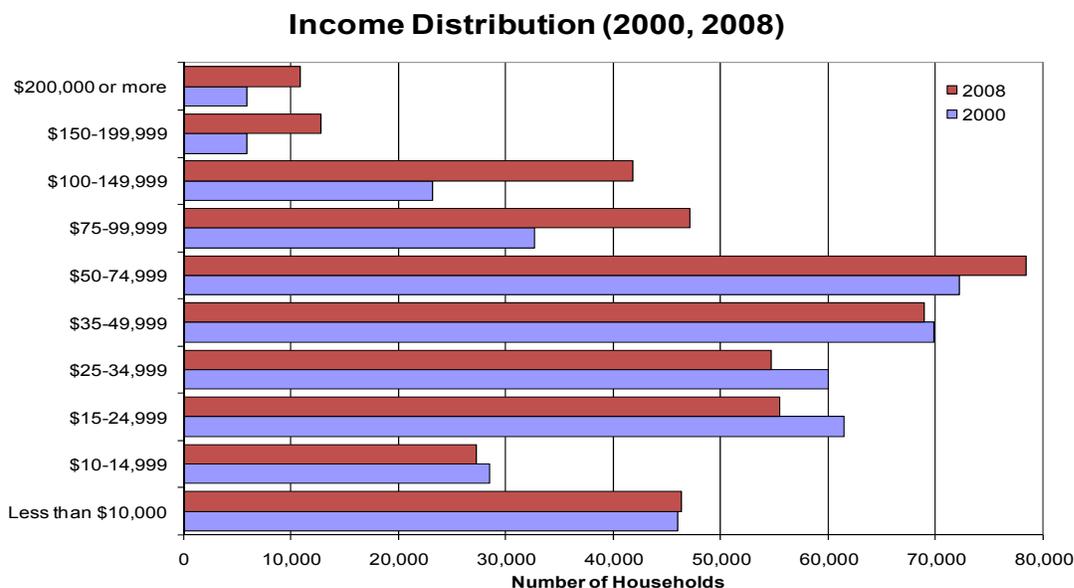


### C. Income and Poverty

In 2000, the median household income for the City of San Antonio was \$36,214, 5.5 percent below that of Bexar County (\$38,328). By 2008, the City median household income had increased by 18.0 percent to \$42,731. At the same time, the county median household income increased by 19.5 percent to \$45,792.

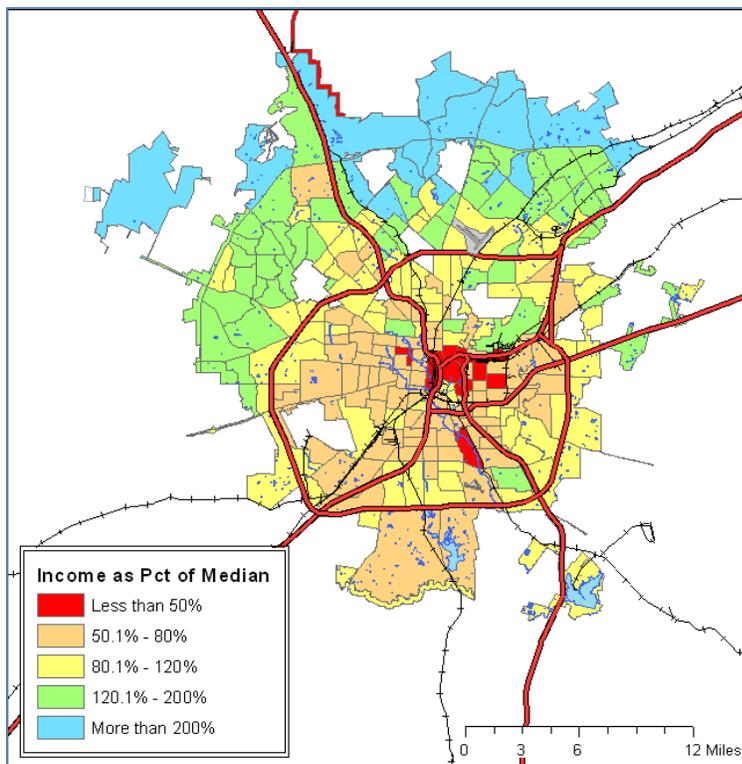
In 2000 (shown in blue in the graph below), the greatest number of households (17.8 percent) earned from \$50,000 and \$74,999, while another 17.2 percent earned from \$35,000 to \$49,999. At the same time, 18.4 percent of households earned less than \$15,000, and an additional 15.2 percent earned between \$15,000 and \$24,999. This means that, while one-third of the households earned between \$35,000 and \$75,000, more than one-third (33.5 percent) of San Antonio's households earned less than 69.0 percent of the median household income.

Figure 1-12 Income Distribution



By 2008, the greatest number of households (17.7 percent) still earned from \$50,000 and \$74,999. Those earning less than \$10,000 had declined from 11.3 percent in 2000 to 10.4 percent in 2008. Furthermore, both the number and percent of households earning less than \$15,000 decreased (16.6 percent), as was true of households earning between \$15,000 and \$24,999 (12.5 percent). In all, 29.1 percent of households now earned less than 58.5 percent of the median household income.

Figure 1-13 Income as a Percent of Median Income



As illustrated in the preceding map, residents of census tracts clustered around the intersection of I-10, I-35 and I-37 (census tracts 1101, 1103, 1105, 1106, 1107, 1108, 1109, 1301, 1305, 1307, 1508 and 1704.01) earned less than 50 percent of the city's median household income in 2000. Residents in most of the remaining census tracts located within the perimeter of I-410 had 2000 household earnings of between 50 and 80 percent of the city's median. Outside this perimeter earnings increase, with the most affluent households located across the north edge of the city.

## Part Two. Housing Market Analysis

### I. Supply and Demand

#### A. Housing Tenure

The ratio of owner-occupied and renter-occupied housing to all occupied housing units has remained steady from 1990 (54.0 percent) to 2008. Slightly fewer than 60% of all occupied housing units are owner-occupied, which has been consistently 3 points lower than the homeownership rate throughout Bexar County. Both are below the 2008 estimated national homeownership rate of 66.9 percent.

Table 2-1 Changes in Housing Tenure

	2000		2008	
	San Antonio	Bexar County	San Antonio	Bexar County
Population	1,144,554	1,392,931	1,277,322	1,588,136
Percent 65 or Older	10.4%	10.4%	10.4%	10.2%
Households	405,887	489,252	443,840	542,768
Housing Units	433,108	521,359	492,381	596,021
Percent of Vacant Units	6.4%	6.2%	9.9%	8.9%
Homeownership Rate	58.1%	61.2%	59.7%	63.0%
Source: Census 1990 and 2000, and 2008 ACS				

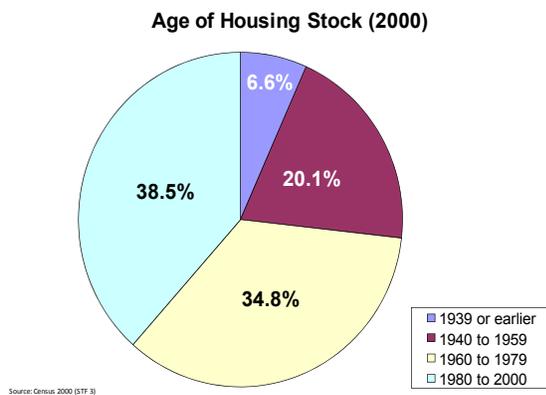
The overall vacancy rate fell significantly from 10.6 percent in 1990 to 6.4 percent in 2000, but was estimated to have increased to 9.9 percent in 2008. The city's vacancy rates have

consistently been slightly higher than countywide rates, but both are considerably below the 2008 national rate of 12.0 percent.

### **B.Age of Housing**

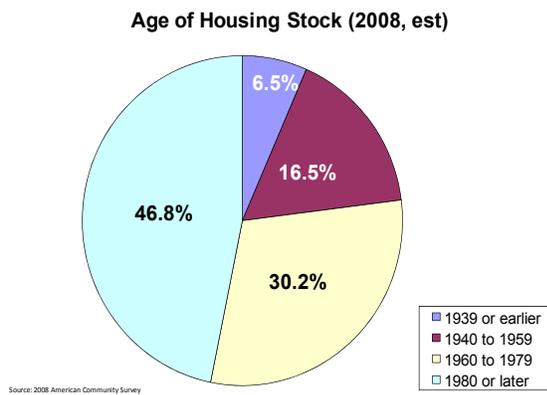
Based on the 2000 census, 26.8 percent of the total housing stock in the City of San Antonio was built in 1959 or earlier, and is, therefore, now more than 50 years old. These data also indicate that a total of 61.5 percent of the housing stock was built prior to 1980, making lead-based paint a potential hazard.

Figure 2-1 Age of Housing Stock 2000



2008 American Community Survey estimates indicate that 23.0 percent of the city’s housing stock was built prior to 1959, and the percent of housing stock built prior to 1980 decreased 53.2 percent. This reflects the influx of new construction that has taken place in the interim.

Figure 2-2 Age of Housing Stock 2008

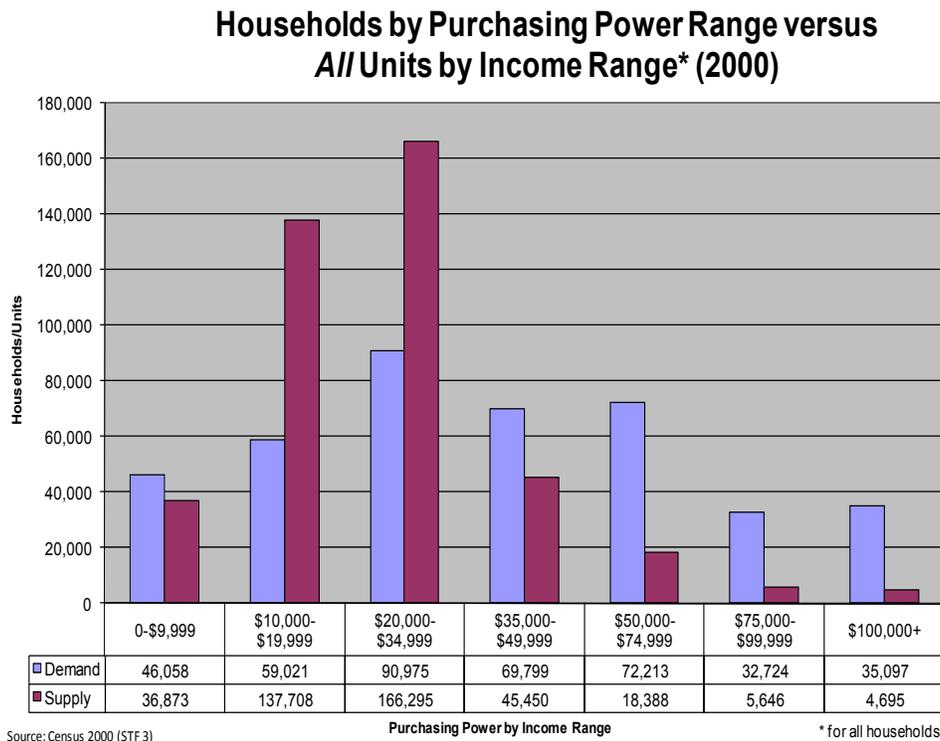


### A. Housing Supply and Demand

The following two graphs compare the housing demand versus the housing supply in the City of San Antonio as of 2000. The first displays the total number of households distributed among their affordable home ranges (both rental and owned units). In this graph, the term *demand* represents the numbers of households at each income level shown (\$0-\$9,999, \$10,000-\$19,999, etc.). The term *supply* represents all housing units—that is, rented and owned, occupied and vacant—valued at appropriate affordability for each income level.

In 2000 there were 46,058 households that earned less than \$10,000. Assuming that an affordable home value is roughly three times a household's annual income, this income group can afford a home valued at no more than \$29,999. In 2000 in the City of San Antonio, there were 36,873 homes valued in this range.

Figure 2-3 Households by Purchasing Power Range Versus All Units by Income Range



There is also a lower supply than demand for all income levels above \$35,000, illustrating that high-income households purchase homes below their affordability levels, causing them to compete for housing with those at lower incomes.

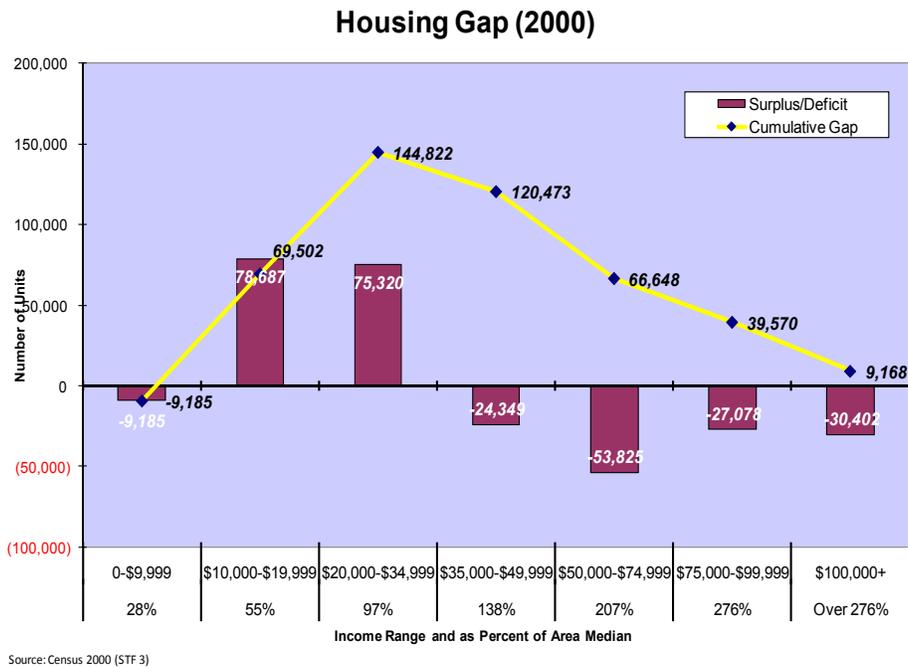
The graph below shows the gap between the supply and demand of housing units at each income level. For example, the demand for 46,058 units and supply of 36,873 (above) creates a gap of 9,185 units. In other words, there were 9,185 more households earning up to \$9,999 annually seeking housing than there were housing units in their affordability range.

At the next level, the demand of 59,021 units and supply of 137,708 creates a gap of 78,687 units in excess of demand. When households from the income level below accept

housing at a higher level than they can afford, the cumulative effect is ample housing for households earning less than \$20,000. Combining these with the deficit of 9,185 units from the previous income level creates a net surplus of 69,502 housing units for households at these two income levels combined.

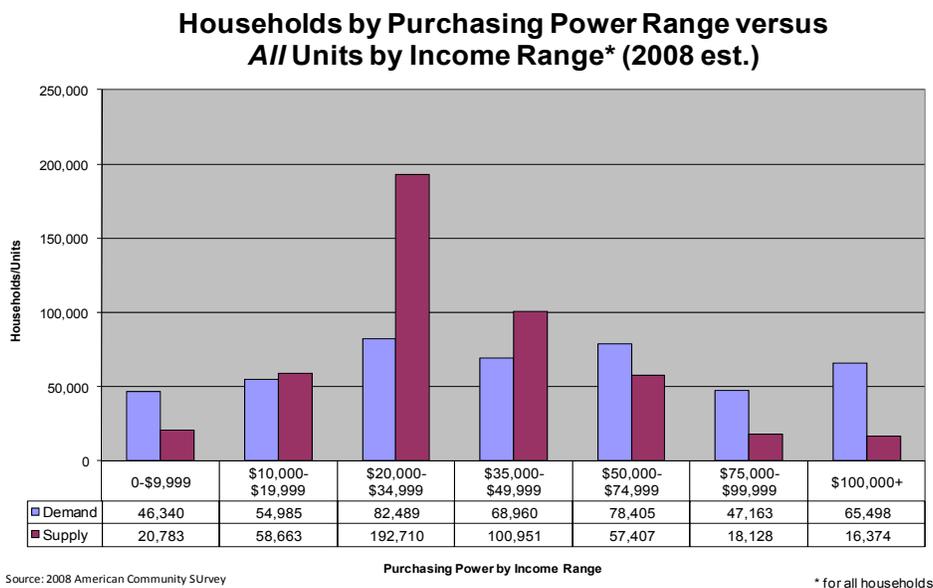
A review of the cumulative housing supply and demand (yellow line) shows that in 2000 there was ample housing for all households, and cumulative surplus of 9,168 units (as of the 2000 Census). This surplus indicates that there are sufficient units for all households earning more than \$10,000 that accept living in housing at or below their affordability levels. However, the shortage of housing for households earning incomes above \$35,000 means that all households San Antonio are competing for housing priced in the affordability range than corresponds to those earning between \$10,000 and \$34,999.

Figure 2-4 Housing Gap 2000



Estimates from the 2008 American Community Survey suggest the shifts as illustrated in the following graphs. Housing availability appears to have improved for households earning over \$35,000, but continues to fall short of demand at the lowest levels.

Figure 2-5 Households by Purchasing Power versus All Units by Income Range

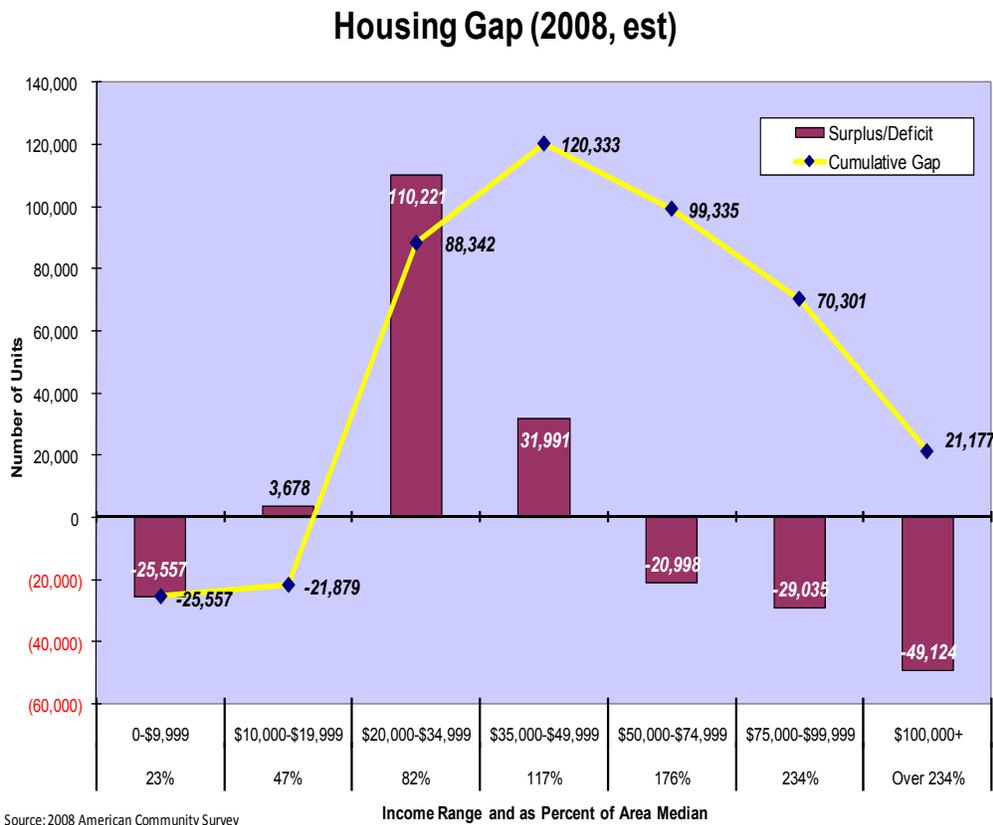


The demand for 46,340 units and supply of 20,783 at the lowest level reveals a gap of - 25,557 units—considerably larger than the gap of 9,185 units in 2000. Important to note is that a home priced at less than \$10,000 in 2000 was available to households earning up to 28 percent of the area’s median income. By 2008, this home was available to those earning up to just 23 percent of the area’s median income. Because the price of the home is held constant against a rising median income, the affordability measure decreases.

At the next price point, the demand for 54,985 units and supply of 58,663 units meets the needs of households earning from \$10,000 to \$19,999, but represents a continued deficit of housing for those with incomes below 30 percent of the area’s median. Relief for the unmet needs of the high demand and low supply does not occur until the excess of 120,333 housing units for those who earn 117 percent of the area’s median income (up to \$49,999). Furthermore, the continued shortage of housing units at the highest levels causes the highest earners to compete with those from lower income levels for housing priced near and

well above the median. Ultimately, the City of San Antonio has an estimated net surplus of 21,177 housing units.

Figure 2-6 Housing Gap 2008



## B. Housing Affordability

Housing affordability is calculated as 30 percent of income for rent, and 28 percent of income for homeownership. The difference is to allow for additional costs, such as utilities, that are customarily included in a tenant household's rent, but are borne by the household's income as homeowners.

In the City of San Antonio, the current median cost for a home is \$160,000<sup>3</sup>. Presuming a down payment of 5 percent (\$8,000) and an interest rate of 4.75 percent, an estimated monthly payment (PITI) of \$790 makes the home affordable to a household earning \$33,874 (or 79.3 percent of the area's median income).

According to the National Low-Income Housing Coalition's "Out of Reach" database, in 2009, the City of San Antonio's median gross rent for a two-bedroom unit was \$792. As 30 percent of annual income, this rent would be affordable to a household earning \$31,680, or 74.1 percent of the area's median income. Three-bedroom rental housing was reported to cost \$1,022. Affording this rent requires an annual income of \$40,880, and is affordable to households earning 95.7 percent or more of the area's median income. In general, rental housing in the City of San Antonio is affordable for those who earn an income above 80 percent of the city's median.

The first table on the following page illustrates the income needed to afford a home of the 2010 median home value in the City of San Antonio, based on interest rates of 4.75 and 5.25 percent with a 5-percent down payment. The second table illustrates the price of a home that households paying the 2009 Fair Market Rent (FMR) for two- and three-bedroom units can afford, if they were to own rather than rent. These charts assume an affordable rental housing cost to be 30 percent of a household's monthly income and an affordable ownership cost to be 28 percent.

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<sup>3</sup> Retrieved from [www.realtor.com](http://www.realtor.com), accessed 4/23/10.

**Table 2-2 Homeowner and Rental Housing Affordability**

Area Median Income	<b>42,731</b>
Affordable Monthly Housing Cost	<b>28% monthly income</b>

**Homeowner Housing**

**Annual Wage (and % AMI) and Down Payment Needed to Buy Various Priced Homes (at 4.75% interest rate)**

	Sales Price	Down Payment	Mortgage Amount	Monthly Mortgage at 4.75% interest	Total Monthly Cost**	Required Annual Income	Percent of AMI
Median Value of Owner-Occupied Unit, 2010*	\$160,000	\$8,000	\$152,000	\$790	\$822	\$33,874	79.3%

**Annual Wage (and % AMI) and Down Payment Needed to Buy Various Priced Homes (at 5.25% interest rate)**

	Sales Price	Down Payment	Mortgage Amount	Monthly Mortgage at 5.25% interest	Total Monthly Cost**	Required Annual Income	Percent of AMI
Median Value of Owner-Occupied Unit, 2010*	\$160,000	\$8,000	\$152,000	\$839	\$873	\$35,959	84.2%

\* Median Home Value source: calculated from data retrieved from Realtor.com, 4/23/10

\*\* Includes property taxes, homeowner & mortgage insurance (if required)

**Rental Housing**

**Comparable Monthly Rent and Mortgage/Tax/Insurance Payments**

	Monthly Housing Expense	Comparable Monthly Mortgage	Affordable Purchase Price 4.75% interest rate	Affordable Purchase Price 5.25% interest rate	Required Annual Income	Percent of AMI
2009 FMR (2-bedroom)	\$792	\$739	\$142,154	\$133,913	\$31,680	74.1%
2009 FMR (3-bedroom)	\$1,022	\$954	\$183,436	\$172,802	\$40,880	95.7%

Assuming a 28 percent affordability index, the results of the analysis show that a median-priced home in 2010 is affordable to a household earning between \$33,874 and \$35,959 (or from 79.3 to 84.2 percent of the AMI). This assumes that the household can provide a down payment of 5 percent.

This analysis further examines the affordability of rental housing in the City of San Antonio in comparison to the cost of homeownership. A household paying the 2009 fair market rent (FMR) for a 2-bedroom rental unit with no funds available for a down payment can afford a home between 84 and 89 percent of the 2009 median home value in the City of San Antonio; that is, a home priced between \$133,913 and \$142,154. A household paying the 2009 fair market rent (FMR) for a 3-bedroom rental unit with no funds available for a down payment can afford a home between 108 and 115 percent of the 2009 median home value in the City of San Antonio; that is, a home priced between \$172,802 and \$183,436. A current search of homes for sale revealed the lowest priced home in the City of San Antonio to be \$6,900, with 4,240 homes priced below \$179,900.<sup>4</sup>

### **C. Housing Condition**

According to the 2000 Census, 631 households (0.6 percent) lacked adequate plumbing facilities—236 owners (0.4 percent) and 395 renters (0.9 percent). At the same time, 618 households (0.6 percent) lacked complete kitchen facilities—179 owners (0.3 percent) and 439 renters (1.0 percent). Detailed data from the American Community Survey are not available, but estimates indicate that 0.5 percent of households were without adequate plumbing (down from 0.6 in 2000) and 0.6 percent lacked complete kitchens (no change from 2000).

In 2000, 41,931 (10.3 percent) of the City of San Antonio households were overcrowded. These were comprised of 17,464 owner-occupied households, or 7.4 percent of all owner-occupied households. Considerably more tenant-occupied households were overcrowded: 24,467 or 14.4 percent of all renters.

American Community Survey estimates reported substantial improvement by 2008, indicating that overall, 4.3 percent of households were overcrowded (19,022), comprised of 7,888 owners (3.0 percent of all owners) and 11,134 renters (6.2 percent of all renters).

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<sup>4</sup> Search conducted 3/9/10 at [www.realtor.com](http://www.realtor.com).

## **II. Public and Assisted Housing**

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized affordable housing that is owned and operated by the local public housing authority (PHA). The PHA also administers the federal Section 8 tenant-based rent subsidy program, which assists very low-income families in paying rent for privately owned housing units of their choice. The San Antonio Housing Authority (SAHA) serves the City of San Antonio. The Housing Authority of Bexar County (HABC) provides similar services outside the corporate limits of San Antonio.

### **A. Public Housing Authority Programs**

The San Antonio Housing Authority (SAHA), created by resolution of the City of San Antonio in 1937 pursuant to the Texas Housing Authorities Law (now Chapter 392 of the Texas Local Government Code) and federal law, provides and maintains affordable housing for the residents of San Antonio. This function is achieved through the ownership and management of 6,177 public housing units. SAHA also administers rental assistance for 12,775 privately owned rental units through the Section 8 Housing Choice Voucher program, as well as a portfolio of 6,399 mixed-income housing units. These units are available to eligible low-income families, seniors and people with disabilities. Of the nearly 65,000 people utilizing SAHA programs, half are elderly or disabled. Fifty three percent of SAHA's public housing residents are in the program for two years or less. Forty one percent of participants in SAHA's Housing Choice Voucher (HCV) program, which administered rent vouchers to 12,775 San Antonio families in 2009, utilize the program for two years or less.

SAHA received \$20 million in federal stimulus funds as a result of the passage of the American Recovery and Reinvestment Act of 2009 (Recovery Act). With those funds the agency is making improvements to many of its communities to improve the safety and quality of life for the residents. After conducting a thorough capital needs review of its aging 70 public housing properties, SAHA established priorities for allocation of Recovery Act funds based on physical needs relating to life safety, health risk, property repair and energy efficiency.

The Board approved capital improvements to properties include:

- Comprehensive modernization to Lewis Chatham Apartments, a 199-unit senior community
- Upgrades to elevator, fire alarm and security systems at elderly and disabled communities

- Safety and sustainability repairs to playgrounds at family communities, and
- Various site and system repairs and replacements, like windows, roofing, fencing and HVAC systems.

In 2009, SAHA and its development partners invested \$66.5 million in 624 units at three new multi-family communities, including:

### **Artisan at Creekside**

#### **1901 S. San Marcos St.**

Only minutes from downtown San Antonio off IH-35, this affordable community on 10.6 acres features 1-, 2- and 3-bedroom apartment homes with limited access gates, covered parking and garages. Residents in this 252-unit community enjoy a swimming pool, playground, a clubhouse, business center, exercise room, laundry facility, after-school programs and adult social services.

### **Élan Gardens**

#### **1602 Jackson Keller Rd.**

Located close to Loop 410 on 8.4 acres, Élan Gardens offers affordable 1-, 2- and 3-bedroom apartment homes. Residents in this 228-unit community enjoy a pool, spa, playground, clubhouse, a computer/business center and more.

### **San Juan Square II**

#### **2404 South Calaveras St.**

San Juan Square II follows the first phase of development at this mixed-income family community with great design, amenities and activities that make both properties an exciting addition to the neighborhood. This 144-unit community offers spacious 1, 2, 3, and 4-bedroom apartment homes with resident amenities including a clubhouse, computer/business center, fitness area, playground, swimming pool, social services and community activities.

There are approximately 15,000 applicants on the public housing waiting list as of May 2010. Applicants are placed on one of three lists of their choice (family, elderly/disabled, accessible) according to unit size, and date and time of application. The current waiting period for a unit can be anywhere from 3 – 24 months depending on availability and bedroom size.

SAHA brings \$122 million annually in federal funding to San Antonio, with \$79 million of that going directly to private landlords on behalf of nearly 13,000 voucher-assisted families, which is 12 percent of the total renter-occupied units in San Antonio. Their efforts have led to nearly 3,000 newly constructed housing units in the last three years, in mixed-income communities with a value of \$284 million. They employ 600 full-time individuals with an

annual payroll and benefits of \$29 million and invest \$29 million in the community annually through contracts with over 4,000 consultants, contractors and vendors.

### **B. The Housing Choice Voucher Program (HCVP)**

This was formerly the Section 8 program. The Section 8 tenant-based Housing Choice Voucher (HCV) assistance program is funded by the federal government and administered by the San Antonio Housing Authority for the jurisdiction of the City of San Antonio and other local communities in and around the County of Bexar. The purpose of the HCV program is to provide rental assistance to eligible families. The rules and regulations of the HCV program are determined by the U.S. Department of Housing and Urban Development.

The HCV program offers mobility to eligible families because they may search for suitable housing anywhere in SAHA's jurisdiction and may also be eligible to move under portability to other housing authority's jurisdictions. When a family is determined to be eligible for the program and funding is available, SAHA issues the family a housing voucher. When the family finds a suitable housing unit and funding is available, SAHA will enter into a contract with the owner and the family will enter into a lease with the owner. Each party makes their respective payment to the owner so that the owner receives full rent. Even though the family is determined to be eligible for the program, the owner has the responsibility of approving the family as a suitable renter. SAHA continues to make payments to the owner as long as the family is eligible and the housing unit continues to qualify under the program.

### **C. HOPE VI Projects**

HOPE VI federal grants have helped finance renovation programs, such as Mirasol, Springview and Victoria Commons. Previously Mirasol consisted of 500 units constructed in 1952. SAHA demolished these 500 units in 1998. The redevelopment of Mirasol is comprised of 87 single family houses, 20 cottages, 67 townhomes, administration and multipurpose building, health center, and day care center. Off-site is comprised of 56 elderly apartments and 160 single family houses. Previously Springview consisted of 421 units. SAHA constructed 108 public housing apartments, 40 senior apartments, and 25 assisted living units on the Convent property. In addition Springview consists of 46 market rate single family houses, as well as 10 Public Housing single family houses. Phase II and III of the single family subdivision is not completed. Additionally, there were 21 houses built at scattered sites and 59 senior resident units.

The Victoria Commons plan calls for a new 602-unit mixed-income residential community comprised of 430 mixed-income rental units and 172 home ownership units of varying types – stacked duplex, town home, condominium and single-family units. Twenty five percent of the new housing will be public housing units integrated throughout the development, 66 percent will be targeted to market rate families and nine percent will be aimed at low-income

families. The existing community center is slated to be renovated and will serve both new and neighborhood residents.

Victoria Commons will have integrated green space, including a six-acre park with pedestrian walkways and a dual-use sports field. In keeping with the character of the historic Lavaca neighborhood, the building architecture will utilize materials found throughout the area, such as limestone facades, tin roof and prevailing Victoria color schemes. The net result will be a development that provides affordable housing and helps to revitalize the downtown area economy with retail stores and recreation sites for the residents and community in and around the Victoria Commons.

The complete build-out of the redeveloped Victoria Commons will serve approximately 2,000-2,500 consumers. The old Victoria Courts project had 660 units and those residents were provided Section 8 vouchers when it was demolished. The former residents are given priority (no waiting list) to move back and many have moved back into Refugio Place, a mixed-income development. However, many former residents are now Section 8 clients instead of non-profit public housing clients. Section 8 residents are much harder to track and this creates problems with delivery of services. SAHA is in the process of exploring ways to reach Section 8 residents through education initiatives and collaborating with other service providers.

#### **D. The Shelter Plus Care Program**

This program provides rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families. Shelter Plus Care provides funds for four types of rental assistance: 1) tenant-based rental assistance (contracted directly with the low-income tenant); 2) project-based rental assistance (contracted with a building owner); 3) sponsor-based rental assistance (contracted with a nonprofit organization); and 4) single-room occupancy (SRO) based rental assistance contracted with a public housing authority. Income eligibility restrictions for Shelter Plus Care tenants are consistent with the income eligibility requirements of Section 8 (private sector) subsidized assistance.

The Department of Housing and Urban Development (HUD) announced a major grant in 2010 that will go directly towards helping those who are homeless in San Antonio. The one-year grant, administered by SAHA, is to help the Shelter Plus Care program, which helps 86 homeless individuals with not only shelter but support services as well. The Shelter Plus Care program helps arguably the neediest and most helpless of the homeless, people with physical and/or mental disabilities, HIV/AIDS-related health issues and more. These people often find it hard to find or keep work and therefore pay rent.

### **E. The Family Self-Sufficiency (FSS) Program**

The Family Self-Sufficiency Program is giving people the opportunity to build their futures by becoming self-sufficient. The program helps them establish goals, such as getting out of debt, buying a house, securing a steady job or obtaining an education. The five-year FSS program involves a communitywide network of agencies in health, social services, economic development, education, skills training and other supportive programs that help participants achieve their goals. An interest-bearing escrow account is set-up for program participants. Whenever a participant's rent increases due to earned income increases, the difference is deposited into the account. Participants qualify to receive the escrow funds when they have achieved the income goal for their size family as set by U.S. Department of Housing and Urban Development (HUD) guidelines.

Since 2001, graduates from the public housing FSS program have received nearly \$330,000 from their escrow accounts, and housing choice voucher (Section 8) FSS graduates have received nearly \$900,000. FSS graduates often use their escrow to pay off debt and/or become first-time homeowners. Many are now employed full time in positions such as teachers, nurses, librarians and many other professions.

### **F. Resident Council Program**

The Resident Council Program was established to improve relations with residents and to address resident issues and concerns through the Resident Councils. The program staff provides technical assistance, including budget development, processing of requisitions for funds, supplies and materials, lease terms and clarification on rules and governance to the Resident Councils at Senior and Family Housing Properties.

### **G. Moving to Work Program (MTW)**

This is a demonstration program that offers public housing authorities (PHAs) the opportunity to design and test innovative, locally designed housing and self sufficiency strategies for low-income families by allowing exemptions from existing public housing and tenant-based Housing Choice Vouchers (HCV) rules. The program also permits PHAs to combine operating, capital and tenant-based assistance funds into a single agency-wide funding source as approved by HUD. The Purpose of the MTW program are to give PHAs and HUD the flexibility to design and test various approaches for providing and administering housing assistance that accomplish three main goals:

- Reduce cost and achieve greater costs effectiveness in Federal expenditures;
- Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increase housing choices for low income families.

Through the MTW program, SAHA aims to accomplish the following goals:

- Operational efficiency through innovation – Maximizing SAHA’s economic viability and sustainability
- Self-Sufficiency – Facilitating opportunities for families and individuals to become self-sufficient and financially independent to transition from dependency on housing subsidy
- Expand housing opportunities through repositioned assets – Providing quality affordable housing opportunities in mixed-income communities with access to excellent quality of life services

Operational Efficiency Through Innovation - One of the key benefits of participating in MTW is regulatory relief that allows SAHA to streamline its business processes to operate more cost-effectively and efficiently. SAHA will maximize this flexibility and implement innovative business solutions, amend policies, and redesign processes and procedures that will reduce administrative complexity, costs and staff time. MTW activities implemented under the goal of operational efficiency and innovation will improve staff morale, reduce program fraud, increase accuracy, and make the program more understandable to the community and clients.

Promote Self-Sufficiency - Building on the success of its affordable housing programs and increased flexibility provided through the MTW demonstration, SAHA will develop strategies to increase family self-sufficiency.

Expand Housing Opportunities through Repositioned Assets - Creating quality housing choice for low-income families is a top priority for SAHA. Through its proposed plan the agency will reposition assets in order to better serve the community.

#### **H. The Education Investment Foundation (EIF)**

This program encourage children, whose families participate in our programs, to build their own futures. EIF’s two primary programs – perfect attendance and college scholarships – strengthen families by encouraging children to consistently attend school and pursue a college education. The perfect attendance program helps set the foundation for early success by rewarding children with \$25 for each half-year of perfect attendance verified by the child’s school. In 2009, 122 students were rewarded with perfect attendance financial incentives. Since this program’s inception, EIF has awarded a total of \$62,490 to 1,545 youth for perfect attendance.

The rising cost of higher education makes it challenging for many people to attend college. That’s why SAHA provides \$1,500-a-year renewable scholarships to students who have

shown strong academic, social and extracurricular success. Thirty-five students received scholarships totaling \$52,500 in 2009. Since 1998, the program has awarded 314 students with scholarships totaling \$471,000. The perfect attendance awards and scholarships are funded by donations from local businesses, individuals and organizations.

EIF supporters are among the many partners who generously help SAHA achieve its mission in an economy devastated by federal budget cuts and downsizing. Our partners reach out to our residents, providing education, job training, childcare, literacy classes, and many other supportive programs and services.

### **I. Public Housing Waiting List Characteristics<sup>5</sup>**

Among the 13,155 individuals on the waiting list for family public housing, 42.34 percent are seeking a 1-bedroom apartment, 31.78 percent are seeking a 2-bedroom apartment, 19.67 percent are seeking a 3-bedroom apartment 5.02 percent are seeking a 4-bedroom apartment, and 1.18 percent are seeking a 5-bedroom apartment. Some 0.23 percent are Native American, 0.57 percent are Asian or Native Hawaiian, 14.69 percent are African American, 67.94 percent are Hispanic and 16.55 percent are White. Within the group on the family public housing waiting list 78.05 percent are headed by females and 11.52 percent have more than 3 minor children in the household. The vast majority of those on this waiting list (99.93 percent) are extremely low income households, i.e. with incomes of less than 30 percent of the area median income.

Among the 1,372 individuals on the waiting list for elderly public housing, 96.72 percent are seeking a 1-bedroom apartment, 3.13 percent are seeking a 2-bedroom apartment and 0.15 percent are seeking a 3-bedroom apartment. Within this population, 0.80 percent are Native American, 1.16 percent are Asian/Native Hawaiian, 14.29 percent are African American, 62.97 percent are Hispanic, and 20.77 percent are White. Some 46.65 percent of these households are headed by females, 90.38 percent are single person households, and 99.78 percent are extremely low income, i.e. with incomes of less than 30 percent of the area median income.

Among the 399 individuals on the waiting list for a handicapped accessible unit 67.92 percent are seeking a 1-bedroom apartment, 23.06 percent are seeking a 2-bedroom apartment, 3.51 percent are seeking a 3-bedroom apartment and 5.51 percent are seeking a 4-bedroom apartment. Among this group 1.25 percent are Native Americans, 1.0 percent are Asian/Native Hawaiians, 12.28 percent are African American, 58.40 percent are Hispanic, and 27.57 percent are White. Some 69.9 percent of these households are headed by females and 58.69 percent are headed by a person over 50 years of age.

A map showing the location of the public housing communities in San Antonio is displayed in Figure 2-7 below. The inventory of public housing developments and units is shown in Table 2-3.

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<sup>5</sup> Multiple Listing Service, Wait List Statistics, downloaded 05/06/2010.

In addition, there are more than 10,000 units of Low Income Housing Tax Credit supported housing that is also available for target populations and these are listed in Table 2-4.



Table 2-3 Public Housing  
Inventory

Project Name	Total Units	Multi-Family/Apartment Units					Single Family Houses	Family	Senior	Handicapped Accessible
		0 Bdrm	1 Bdrm	2Bdrm	3Bdrm	4 Bdrm				
Alazan-Apache Courts	741		698 apartments of various sizes				43	X		
Blanco Apartments	100							X		
Blue Ridge	82					82	X			
Cassiano Homes	499						X			
Charles Andrews	52						X		X	
Cheryl West	82						X		X	
Col. George Cisneros	55		51			4		X		
College Park	78		78 one and two-bedroom units						X	
Cross Creek	66		66 one to four bedroom townhomes					X		
Christ the King	48							X		
Escondida Apartments	15		15					X	X	
Fair Avenue	216	129	86					X	X	
Francis Furey	66							X		
Frank E. Hornsby	59							X	X	
Glen Park	26			26					X	
Henry B. Gonzalez	51							X	X	
Highview Apartments	68							X	X	
Jewett Circle	75		69	6					X	
Kenwood Manor	9				9		9	X		
Kenwood North	53		53 one and two bedroom units						X	
L.C. Rutledge	66		66 one to four bedroom units					X		
LeChalet Apartments	35		35 one and two bedroom units						X	
Lewis Chatham	119								X	
Lila Sockrell	62		56	6					X	X
Lincoln Heights	338		338 one to four bedroom units					X		
Linda Lou	10		10						X	X
Madonna	60		60 one and two bedroom units						X	
Marie McAguire	63	42	15	6					X	
Midway	20		20						X	X
Mirasol	174			20	67		87	X		
Mission Park	100		100 one to five bedroom units					X		
Morris C. Beldon	35		35 one to three bedroom townhomes					X		
O.P. Schnable	70		66	4					X	X

Table 2-4 Low Income Housing Tax Credit Projects

Project Name:	Project Address:	Project ZIP Code:	Total Number of Units:	Total Low-Income Units:	Number of Efficiency Units:	Number of 1 Bedroom Units:	Number of 2 Bedroom Units:	Number of 3 Bedroom Units:	Number of 4 Bedroom Units:	Targets a Specific Population with Specialized Services or Facilities
HOMESTEAD APARTMENTS	5800 MEDINA BASE RD	78242		162						Status Not Available
HAMP TON HEIGHTS	HAMP TON/J ST	78200	40	40	0	0	40	0	0	Status Not Available
SPRINGHILL APARTMENTS	4830 RAY BON DR	78218	132	132	0	65	42	25	0	Status Not Available
WOODMANOR DUPLEXHOMES	SUTTON & COLLEEN	78228	26	26	0	0	26	0	0	Status Not Available
1837 WOODLAWN	1837 W WOODLAWN AVE	78201	2	2	0	0	2	0	0	Status Not Available
762 G STREET	762 G ST	78220	2	2	0	0	0	2	0	Status Not Available
767 G STREET	767 G ST	78220	2	2	0	0	0	2	0	Status Not Available
771G STREET	771G ST	78220	2	2	0	0	0	2	0	Status Not Available
951F STREET	951F ST	78220	2	2	0	0	0	2	0	Status Not Available
DINEEN ARMS	255 WHERMITAGE CT	78223	3	3	0	0	0	3	0	Status Not Available
VILLA DE ORO APARTMENTS	130 CAMINO DE ORO	78224	174	174	0	24	120	30	0	Status Not Available
519 ELMHURST	519 ELMHURST AVE	78209	1	1	0	0	0	1	0	Status Not Available
MAYFIELD GARDENS APTS	737 WMAYFIELD BLVD	78211	50	50	0	0	4	46	0	Status Not Available
BRIGHTON TERRACE APARTMENTS	4438 N HEIN	78220	31	31	0	13	18	0	0	Status Not Available
BRIGHTWAY MANOR APARTMENTS	322 RECOLETA RD	78216	23	23	2	9	12	0	0	Status Not Available
WETGATE APARTMENTS	330 ARMY BLVD	78215	48	48	8	11	27	2	0	Status Not Available
92142 SUTTON DRIVE	1025 SUTTON DR	78228	18	18	0	6	6	6	0	Status Not Available

**Table 2-4 Low Income Housing Tax Credit  
Projects**

<b>Project Name:</b>	<b>Project Address:</b>	<b>Project ZIP Code:</b>	<b>Total Number of Units:</b>	<b>Total Low-Income Units:</b>	<b>Number of Efficiency Units:</b>	<b>Number of 1 Bedroom Units:</b>	<b>Number of 2 Bedroom Units:</b>	<b>Number of 3 Bedroom Units:</b>	<b>Number of 4 Bedroom Units:</b>	<b>Targets a Specific Population with Specialized Services or Facilities</b>
VERA CRUZ SENIOR CITIZENS	LOT 54 NCB 2456 BLOCK 6	78207	20	20	0	18	2	0	0	Status Not Available
VERA CRUZ SENIOR CITIZENS	2101 VERA CRUZ ST	78207	9	9	0	9	0	0	0	Status Not Available
CALCASIEU APARTMENTS, THE	202 BROADWAY ST	78205	49	49	0	44	5	0	0	Status Not Available
FRANKE, HORNSBY JR. SENIOR CITIZENS	740 RICE RD	78220	58	58	0	54	4	0	0	Status Not Available
MAVERICK APARTMENTS	606 N PRESA ST	78205	90	75	54	19	17	0	0	Status Not Available
PARK ON GOLDFIELD APARTMENTS	4848 GOLDFIELD	78218	204	178	0	45	137	22	0	Status Not Available
PARQUE DE ORO APARTMENTS	3019 FREDERICKSBURG RD	78201	198	196	0	146	46	6	0	Status Not Available
LAGO VISTA VILLAGE	4243 W COMMERCE ST	78237	90	67	0	24	39	27	0	Status Not Available
MARBACH MANOR APARTMENTS	7203 MARBACH RD	78227	123	123	2	33	80	8	0	Status Not Available
MONTICELLO MANOR APARTMENTS	6518 CULEBRA RD	78238	154	152	0	0	40	114	0	Status Not Available
SUMMERCITY TOWNHOMES	441E IH 10	78219	200	150						Status Not Available
ARBORETUM APARTMENTS, THE	8100 HUEBNER RD	78240	136	56		30	26			Status Not Available
VILLAS AT COSTA BRAVA	7333 POTRANCO RD	78251	240	150	0	0	130	110	0	Status Not Available
WESTCREEK TOWNHOMES	1297 W LOOP 1604 N	78251	220	165	0	0	28	172	20	Status Not Available
COSTA DORADA	3007 SE MILITARY DR	78223	248	186						Status Not Available
HUNTER'S GLEN TOWNHOMES	9257 SOMERSET RD	78211	144	108						Status Not Available

Table 2-4 Low Income Housing Tax Credit Projects

Project Name :	Project Address :	Project ZIP Code :	Total Number of Units :	Total Low-Income Units :	Number of Efficiency Units :	Number of 1 Bedroom Units :	Number of 2 Bedroom Units :	Number of 3 Bedroom Units :	Number of 4 Bedroom Units :	Targets a Specific Population with Specialized Services or Facilities
BABCOCK NORTH EXPANSION	11800 SPRING SHADOW ST	78249	72	72						No
EAGLE RIDGE APARTMENTS	6000 WURZBACH RD	78238	280	280						No
LEGACY AT O'CONNOR ROAD	13842 OCONNOR RD	78233	150	113						Elderly
MCMULLEN SQUARE APARTMENTS	537 N GENERAL MCMULLEN	78228	100	87						No
OUTSPAN TOWNHOMES	4316 E HOUSTON DR	78220	200	120						No
SADDLEBROOK APARTMENTS	4032 E SOUTHCROSS BLVD	78222	412	408						No
SCIENCE PARK SENIORS	5803 INGRAM RD	78228	120	90						Elderly
PRIMROSE AT MONTICELLO PARK	2719 FREDERICKSBURG RD	78201	248	248						Elderly
RANCHO SIERRA	1327 MISSION GRANDE	78221	280	280						Status Not Available
REFUGIO PLACE APARTMENT HOMES	300 LABOR ST	78210	210	105						Status Not Available
ROSEMONT AT MILLERS POND	6200 OLD PEARSALL RD	78242	176	140						Status Not Available
SA UNION PARK APARTMENTS	4622 S HACKBERRY	78223	100	100						Status Not Available
SA UNION PINES II APARTMENTS	1707 P LEASANTON RD	78221	152	152						Status Not Available
WURZBACH MANOR APARTMENTS	4363 W DEAN PANNILL DR	78229	161	160						Status Not Available
ARTISAN AT SALADO CREEK (FKA SAN MIGUEL APTS)	3644 BINZ ENGLEMAN RD	78219	200	160	0	0	100	100	0	No

**Table 2-4 Low Income Housing Tax Credit  
Projects**

<b>Project Name:</b>	<b>Project Address:</b>	<b>Project ZIP Code:</b>	<b>Total Number of Units:</b>	<b>Total Low-Income Units:</b>	<b>Number of Efficiency Units:</b>	<b>Number of 1 Bedroom Units:</b>	<b>Number of 2 Bedroom Units:</b>	<b>Number of 3 Bedroom Units:</b>	<b>Number of 4 Bedroom Units:</b>	<b>Targets a Specific Population with Specialized Services or Facilities</b>
BENTLEY PLACE APARTMENTS	8004 BENTLEY DR	78218	208	166	0	56	108	44	0	No
BEXAR CREEK	403 N GENERAL MCMULLEN DR	78237	72	61						No
SAGEWOOD APARTMENTS	630 INGRAM RD	78238	336	336						No
STONEHOUSE VALLEY APARTMENTS	4950 WOODSTONE DR	78230	248	248						No
THE VILLAS AT COSTA BISCAYA APARTMENTS	5100 EISENHAUER RD	78218	250	250						No
THE VILLAS AT COSTA CADIZ APARTMENTS	283 S WW WHITE RD	78222	172	172						No
TIGONIVILLAS	1527 WSUNSHINE DR	78228	140	112	0	0	10	130	0	No
VILLAS OF LEON VALLEY	7101 HUEBNER RD	78240	126	100		56	69			Elderly
WHITEFIELD PLACE APARTMENTS	4622 CLARK AVE	78223	80	48						No
PALACIO DEL SOL	400 N FRIO ST	78207	200	200	0	60	140	0	0	Elderly
SETON HOME CENTER FOR TEEN MOMS	1115 MISSION RD	78210	24	24	0	24	0	0	0	No
ROSEMONT AT UNIVERSITY PARK	9900 MOURSUND BLVD	78221	240	240	0	48	108	84	0	No
ARTISAN ON THE BLUFF	6623 BABCOCK RD	78249	250	250	0	60	112	78	0	No
ROSEMONT AT HIGHLAND PARK	1303 RIGSBY AVE	78210	252	252	0	60	108	84	0	No

Table 2-4 Low Income Housing Tax Credit Projects

Project Name:	Project Address:	Project ZIP Code:	Total Number of Units:	Total Low-Income Units:	Number of Efficiency Units:	Number of 1 Bedroom Units:	Number of 2 Bedroom Units:	Number of 3 Bedroom Units:	Number of 4 Bedroom Units:	Targets a Specific Population with Specialized Services or Facilities
PRIMROSE AT MISSION HILLS	6639 S NEWBRAUNFELS AVE	78223	252	252	0	84	168	0	0	Elderly
ARTISAN AT MISSION CREEK (FKA ARTISAN AT MILITARY)	7423 YARROW BLVD	78224	252	252	0	48	116	88	0	No
COSTA ALMADENA	6222 S NEWBRAUNFELS AVE	78223	176	174	0	6	90	72	8	No
COSTA MIRADA	9323 SOMERSET RD	78211	212	211	0	4	116	84	8	No
MIDCROWNE SENIOR PAVILION APARTMENTS	544 MIDCROWN DR	78218	196	196	0	100	96	0	0	Elderly
SAN JOSE APARTMENTS	294 ROOSEVELT AVE	78214	220	220	0	80	90	50	0	No
SAN JUAN SQUARE	1938 S ZARZAMORA ST	78207	143	137	0	29	62	52	0	No
THE ALHAMBRA	7130 NEWLAREDO HWY	78211	140	134	0	70	70	0	0	Elderly
THE LANDING APARTMENTS	3400 NORTHEAST PKWY	78218	216	216	0	152	64	0	0	No
Totals			10,005	9,064	66	1,487	2,478	1,446	36	

## **Part Three. Housing Needs Assessment**

### **I. Overall Needs**

#### **A. All Households**

Of the 405,422 households in the City of San Antonio, 173,660 or 42.8 percent of them have income at or below 80 percent of the Area Median Income (AMI) of \$57,200. These households can be segmented as follows:

- 53,060 (13.1 percent of total households) with incomes less than or equal to 30 percent of the AMI (extremely low income);
- 47,730 (11.8 percent of total households) with incomes of 30 to 50 percent of AMI (low income);
- 72,870 (17.9 percent of total households) with incomes of 50 to 80 percent of AMI (moderate income); and
- 231,762 (57.2 percent of total households) with incomes at or above 81 percent of AMI (middle income and better).

A housing problem is defined as a cost burden of greater than 30 percent of the household income and/or other housing problems such as overcrowding (1.01+ persons/room) and/or without complete kitchen or plumbing facilities. Of the 405,422 households in San Antonio 132,978 (32.8 percent of households) are experiencing some sort of housing problem. The vast majority of those problems are associated with cost burden. Of the total households 25.0 percent, or 101,355, have a cost burden of at least 30%. Some 10.3 percent of all households (41,758 households) have a cost burden that exceeds 50% of the income. Costs burden is defined as the fraction of a household's total gross income that is spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance and utilities. In addition, some 31,623 households (7.8 percent of households) have housing problems exclusively associated with substandard conditions such as overcrowding or incomplete kitchen or plumbing facilities.

#### **1. Extremely Low-Income Households**

Extremely low-income households are those earning 30% or less of the area median income (adjusted for family size). Given that the aggregate area median household income

for San Antonio in 2009 was \$57,200 (for a household of four), households earning \$17,160 or less annually are considered extremely low-income.

## **2. Low-Income Households**

Low-income households are those earning between 31% and 50% of the area median household income (adjusted for family size). Given that the aggregate area median household income for San Antonio in 2009 is \$57,200 (for a household of four), households earning \$28,600 or less annually are considered low-income.

## **3. Moderate-Income Households**

Moderate income households are those earning between 51 and 80% of the area median household income (adjusted for family size). Given that the aggregate area median household income for San Antonio in 2009 was \$57,200 (for a household of four), households earning \$45,760 or less annually are considered moderate income.

## **4. Middle-Income Households**

Middle income and more affluent households are those earning 81 percent or more of the area median income (adjusted for family size). Thus, such households in San Antonio earn more than \$46,332 and in many instances amounts above the 2009 area median income of \$57,200 (for a household of four).

Figure 3-1 HOUSING PROBLEMS OUTPUT for - ALL HOUSEHOLDS											
Name of Jurisdiction: San Antonio city, Texas		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Household s
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
1. Household Income <= 50% MFI	10,208	24,730	8,995	18,134	62,067	16,012	11,685	6,494	4,532	38,723	100,790
2. Household Income <=30% MFI	6,515	13,665	4,620	10,435	35,235	7,757	4,795	2,660	2,613	17,825	53,060
3. % with any housing problems	57.6	79.6	88.2	71	74.1	63	76.1	90.2	68.8	71.4	73.2
4. % Cost Burden >30%	56.3	72.9	72	69.4	68.7	62.2	72.5	74.8	67.3	67.6	68.3
5. % Cost Burden >50%	35.5	57.2	49.6	61.1	53.3	37.9	57.4	55.8	52.4	47.9	51.5
6. Household Income >30 to <=50% MFI	3,693	11,065	4,375	7,699	26,832	8,255	6,890	3,834	1,919	20,898	47,730
7. % with any housing problems	63.7	75.9	83.5	82.6	77.4	36	62.7	81.9	60.7	55.5	67.8
8. % Cost Burden >30%	62.5	66.4	45	81.9	66.8	35.1	57.3	51.2	59.6	47.6	58.4
9. % Cost Burden >50%	26.2	17.1	7.2	29.4	20.3	13.9	24.2	7.4	34.9	18	19.3

**Figure 3-1 HOUSING PROBLEMS OUTPUT for - ALL HOUSEHOLDS**

Name of Jurisdiction: San Antonio city, Texas		Source of Data: CHAS Data Book				Data Current as of: 2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Total Household s
	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Renters	Elderly (1 & 2 members)	Small Related (2 to 4 members)	Large Related (5 or more members)	All Other	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
<b>10. Household Income &gt;50 to &lt;=80% MFI</b>	3,168	15,360	5,054	13,095	36,677	10,228	14,515	7,605	3,845	36,193	72,870
<b>11.% with any housing problems</b>	46	45.7	66.7	45.7	48.6	18.9	42.7	58.3	45	39.5	44.1
<b>12.% Cost Burden &gt;30%</b>	44.6	29.5	12.9	42.9	33.3	18.2	36.7	19.1	44.1	28.6	30.9
<b>13. % Cost Burden &gt;50%</b>	19.4	2.2	0.1	2.8	3.6	5.9	6.4	1.9	13.5	6.1	4.8
<b>14. Household Income &gt;80% MFI</b>	5,474	30,970	6,215	28,460	71,119	30,239	89,415	22,970	18,019	160,643	231,762
<b>15.% with any housing problems</b>	21.4	13	44.7	7	14	5.6	9.2	30.9	14.8	12.3	12.8
<b>16.% Cost Burden &gt;30%</b>	19.1	2.8	1	4	4.4	5.4	6.8	5.1	14	7.1	6.3
<b>17. % Cost Burden &gt;50%</b>	5.5	0.2	0	0.1	0.6	0.7	0.6	0.4	1.2	0.7	0.7
<b>18. Total Households</b>	18,850	71,060	20,264	59,689	169,863	56,479	115,615	37,069	26,396	235,559	405,422
<b>19. % with any housing problems</b>	46.3	42.7	68.5	36.4	44	20.3	19.4	46.1	27.9	24.8	32.8
<b>20. % Cost Burden &gt;30</b>	44.8	31.9	29.7	34	33.8	19.9	16.3	17.7	27	18.6	25
<b>21. % Cost Burden &gt;50</b>	22.2	14.2	12.9	15.1	15.3	8.7	5.1	5.4	10.5	6.6	10.3

## B. Renter Households

### 1. All Renters

Some 169,863 households (41.9 percent of all households) in San Antonio are renters. Those with incomes at or below 80 percent of AMI (98,744 households) and experiencing a housing problem represent 65.5 percent (64,702) of renter households. Of the rental households at or below 80 percent AMI, 55.0 percent (54,343) have housing burdens more than or equal to 30 percent of their income and 25,569 (25.9 percent) have housing burdens that exceed 50 percent of their income. Also 10,357 (10.5 percent) of these rental households with incomes at or below 80 percent AMI have housing problems associated with substandard conditions alone. Overall, renters are a third again more likely to experience housing problems than owners.

Figure 3-2 All Renters

Renters					
Household by Type, Income, & Housing Problem	Elderly	Small Related	Large Related	All	Total
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Renters
	(A)	(B)	(C)	(D)	(E)
1. Household Income <= 50% MFI	10,208	24,730	8,995	18,134	62,067
2. Household Income <=30% MFI	6,515	13,665	4,620	10,435	35,235
3. % with any housing problems	57.6	79.6	88.2	71	74.1
4. % Cost Burden >30%	56.3	72.9	72	69.4	68.7
5. % Cost Burden >50%	35.5	57.2	49.6	61.1	53.3
14. Household Income >80% MFI	5,474	30,970	6,215	28,460	71,119
15.% with any housing problems	21.4	13	44.7	7	14
16.% Cost Burden >30%	19.1	2.8	1	4	4.4
17. % Cost Burden >50%	5.5	0.2	0	0.1	0.6
18. Total Households	18,850	71,060	20,264	59,689	169,863
19. % with any housing problems	46.3	42.7	68.5	36.4	44
20. % Cost Burden >30	44.8	31.9	29.7	34	33.8
21. % Cost Burden >50	22.2	14.2	12.9	15.1	15.3

### 2. Extremely Low-Income Renters (35,235 households)

Large related extremely low-income households (i.e. those with 5 or more members) experience more problems than other groups – 88.2 percent experiencing housing problems of some kind, 72.0 percent pay more than 30 percent of their income for housing,

49.6 percent pay more than 50 percent of their income for housing and 16.2 percent live in housing with incomplete kitchen or plumbing facilities. Extremely low-income elderly households, comparatively though still significantly, are generally experiencing fewer problems than other groups. Even so, 57.6 percent have some sort of housing problems, 56.3 percent pay more than 30 percent of their income for housing, 35.5 percent pay more than 50 percent of their income for housing and 1.3 percent live in housing with incomplete kitchen/plumbing facilities or in overcrowded conditions.

### **3.Low-Income Renters (26,832 households)**

Non-elderly, non-family households (i.e. a person living alone or a householder who shares the home with nonrelatives) experience more problems than other groups of low-income renter households. 82.6 percent of them experience some sort of housing problem, 81.9 percent pay more than 30 percent of their income for housing, 29.4 percent pay more than 50 percent of their income for housing but only 0.7 percent live in housing with incomplete kitchen/plumbing facilities or in overcrowded conditions. The least impacted group among the low-income renters is the elderly households. Among these households comparatively, but still significantly, 63.7 percent experience some sort of housing problem, 62.5 percent pay more than 30 percent of their income for housing and 26.2 percent pay more than 50 percent of their income for housing. However, only 1.2 percent of them living in housing with incomplete kitchen/plumbing facilities or in overcrowded conditions.

### **4.Moderate Income Renters (36,677 households)**

Among this group of renters, large related households (i.e. with 5 or more members) tend to have more housing problems (66.7 percent) but elderly households are more likely to pay more than 30 percent of their income for housing (44.6 percent) or more than 50 percent of their income for housing (19.4 percent). Large related households are also more likely to live in housing with incomplete kitchen/plumbing facilities or in overcrowded conditions (53.8 percent) While still significantly burdened with housing problem, the group impacted the least are the small related households (those with 2 to 4 members). Among this group 45.7 percent experience housing problems of some sort, 29.5 percent pay more than 30 percent of their income for housing, and only 2.2 percent pay more than 50 percent of their income for housing. Elderly households are the least likely to live in housing with incomplete kitchen/plumbing facilities or in overcrowded conditions (1.8 percent) among the moderate income renter group.

### **5.Middle Income (and better) Renters (71,119 households)**

As might be expected, this income group has the least number and severity of housing problems. The most severely impacted are the large related households (i.e. those with 5 or more members). Among large related households, 44.7 percent experience some sort of housing problem with the vast majority (43.7 percent) living in housing with incomplete kitchen/plumbing facilities or in overcrowded conditions. Non-elderly, non-family

households (i.e. a person living alone or a householder who shares the home with nonrelatives) are the least impacted with only 7.0 percent experiencing some sort of housing problem, 4.0 percent paying more than 30 percent of their income for housing, 1.0 percent paying more than 50 percent of their income for housing and 3.0 percent living in housing with incomplete kitchen/plumbing facilities or in overcrowded conditions.

## B. Homeowners

### 1. All Homeowners

More than 58 percent (235,559) of all households in San Antonio are owner households. Those with incomes at or below 80 percent of AMI (74,916 households) and experiencing a housing problem represent 51.6 percent (38,621) of renter households. Of the owner households at or below 80 percent AMI, 43.2 percent (32,348) have housing burdens more than or equal to 30 percent of their income and 14,508 (19.4 percent) have housing burdens that exceed 50 percent of their income. Also 6,273 (8.4 percent) of these owner households with incomes at or below 80 percent AMI have housing problems associated with substandard conditions alone.

Figure 3-3 Owners				
Household by Type, Income, & Housing Problem	Elderly	Small Related	Large Related	All
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other
	(F)	(G)	(H)	(I)
1. Household Income <= 50% MFI	16,012	11,685	6,494	4,532
2. Household Income <=30% MFI	7,757	4,795	2,660	2,613
3. % with any housing problems	63	76.1	90.2	68.8
4. % Cost Burden >30%	62.2	72.5	74.8	67.3
5. % Cost Burden >50%	37.9	57.4	55.8	52.4
14. Household Income >80% MFI	30,239	89,415	22,970	18,019
15.% with any housing problems	5.6	9.2	30.9	14.8
16.% Cost Burden >30%	5.4	6.8	5.1	14
17. % Cost Burden >50%	0.7	0.6	0.4	1.2
18. Total Households	56,479	115,615	37,069	26,396
19. % with any housing problems	20.3	19.4	46.1	27.9
20. % Cost Burden >30	19.9	16.3	17.7	27

### 2. Extremely Low-Income Owners (17,825 households)

Large related households (i.e. those with 5 or more members) are the most severely impacted among the extremely low-income owners. Some 2,400 (90.2 percent) experience

some sort of housing problem, 74.8 percent pay more than 30 percent of their income for housing, 55.8 percent pay more than 50 percent of their income for housing and 15.4 percent live with incomplete kitchen/plumbing facilities or in overcrowded conditions. While still significant, the least impacted group are the elderly households with 63.0 percent experiencing some sort of housing problem, 62.2 percent paying more than 30 percent of their income for housing, 37.9 percent paying more than 50 percent of their income for housing but only 0.8 percent living with incomplete kitchen/plumbing facilities or in overcrowded conditions.

### **3. Low-Income Owners (20,898 households)**

Large related households (i.e. those with 5 or more members) are also the most severely impacted among the low-income owners. Some 3,140 (81.9 percent) experience some sort of housing problem, 51.2 percent pay more than 30 percent of their income for housing, 7.4 percent pay more than 50 percent of their income for housing, and 30.7 percent living with incomplete kitchen/plumbing facilities or in overcrowded conditions. Elderly households are the least impacted with 2,972 households (36 percent) experiencing some sort of housing problem, 35.1 percent paying more than 30 percent of their income for housing, 13.9 percent paying more than 50 percent of their income for housing but only 0.9 percent living with incomplete kitchen/plumbing facilities or in overcrowded conditions.

### **4. Moderate Income Owners (36,193 households)**

Among large related households (i.e. those with 5 or more members) low-income owners, 4,434 (58.3 percent) experience some sort of housing problem. However, only 19.1 percent of them pay more than 30 percent of their income for housing and 1.9 percent pay more than 50 percent of their income for housing. But among small related households (i.e. those with 2 to 4 members) and non-elderly, non-family households (i.e. a person living alone or a householder who share the home with nonrelatives) 36.7 percent and 44.1 percent, respectively pay more than 30 percent of their income for housing. Even among moderate income owners, 6.1 percent live in housing with incomplete kitchen/plumbing facilities or in overcrowded conditions.

### **5. Middle Income (and better) Owners (160,643 households)**

As might be expected, the vast majority of middle and higher income home owning households do not suffer from housing problems. While large related households (i.e. those with 5 or more members) still are the most distressed with 30.9 percent having some sort of housing problem, no sub-segments of this income group have an incidence exceeding 1.2 percent for living in housing with incomplete kitchen/plumbing facilities or in overcrowded conditions.

## II. Disproportionate Need

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole. Based on the Comprehensive Housing Affordability Strategy (CHAS) Data Book with data current as of 2000, the household types of the different racial or ethnic groups with the disproportionately greater need are as follows<sup>6</sup>:

- Native American and Pacific Islander renter households with income under 30 percent of the AMI;
- Pacific Islander renter households with income between 30 and 50 percent of the AMI;
- Pacific Islander renter households with income between 50 and 80 percent of the AMI;
- Pacific Islander and elderly/mobility impaired households with income of 80 percent or more of the AMI;
- Hispanic family renter households with income of 80 percent or more of the AMI;
- White and Hispanic family owner households with income under 30 percent of the AMI;
- White, Black and Hispanic family owner households with income between 30 and 50 percent of AMI;
- White family owner households with income between 50 and 80 percent of AMI;
- White elderly renter households with income between 50 and 80 percent of the AMI;
- White elderly renter households with income of 80 percent or more of the AMI;
- White Non-elderly, non-family renter households (i.e. a person living alone or a householder who shares the home with nonrelatives) a.k.a “other households” with income between 30 and 50 percent of AMI.

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<sup>6</sup> The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans. 2000 special tabulation data showing housing problems and the availability of affordable housing are available through this site for states, counties, places, and CDBG/HOME jurisdictions. Note, the 2000 special tabulation data and median family incomes are based on metropolitan area definitions at the time of the 2000 Census.

	Figure 3-4 Percent of Median Family Income				
	30 % or less	30-50%	50-80%	80% or More	All Households
<b>Renter Households</b>					
White	72.4%	84.0%	53.6%	10.1%	34.0%
Black	77.9%	78.3%	47.7%	11.3%	45.7%
Hispanic	74.4%	74.7%	45.8%	19.2%	50.4%
Native American	100.0%	62.5%	37.5%	0.0%	33.3%
Asian	57.9%	77.1%	57.0%	18.1%	41.6%
Pacific Islander	100.0%	100.0%	71.4%	58.8%	73.0%
Elderly/Mobility Impaired	70.2%	68.5%	47.6%	24.3%	52.4%
All Households	74.1%	77.4%	48.6%	14.0%	44.0%
<b>Owner Households</b>					
White	72.1%	70.1%	46.2%	9.5%	23.1%
Black	75.5%	69.3%	44.5%	12.2%	37.6%
Hispanic	73.5%	66.4%	42.6%	16.7%	39.6%
Native American	96.3%	65.9%	46.3%	10.2%	31.6%
Asian	63.5%	73.3%	59.4%	20.9%	37.7%
Pacific Islander	100.0%	100.0%	67.4%	20.2%	44.0%
Elderly/Mobility Impaired	69.9%	56.8%	38.0%	15.6%	35.9%
All Households	71.4%	55.5%	39.5%	12.3%	24.8%

	Figure 3-4 Percent of Median Family Income				
	30 % or less	30-50%	50-80%	80% or More	All Households
<b>Family Renter Households</b>					
White	79.6%	82.6%	54.4%	9.8%	29.8%
Black	83.8%	84.2%	47.6%	15.8%	49.7%
Hispanic	81.9%	76.5%	50.1%	25.8%	55.9%
All Households	74.1%	77.4%	48.6%	14.0%	44.0%
<b>Family Owner Households</b>					
White	83.8%	76.8%	57.7%	9.6%	15.5%
Black	72.3%	70.7%	47.7%	13.4%	24.8%
Hispanic	81.0%	68.1%	45.1%	17.1%	32.5%
All Households	71.4%	55.5%	39.5%	12.3%	24.8%

	Figure 3-4 Percent of Median Family Income				
	30 % or less	30-50%	50-80%	80% or More	All Households
<b>Elderly Renter Households</b>					
White	65.8%	76.6%	62.2%	25.2%	48.6%
Black	65.8%	57.4%	35.9%	7.4%	50.2%
Hispanic	52.6%	53.8%	19.4%	6.7%	42.7%
Elderly/Mobility Impaired	52.9%	52.4%	30.2%	11.8%	40.8%
All Households	74.1%	77.4%	48.6%	14.0%	44.0%
<b>Elderly Owner Households</b>					
White	65.8%	41.1%	19.1%	5.8%	15.4%
Black	71.3%	37.6%	18.9%	6.4%	29.7%
Hispanic	60.5%	31.8%	18.9%	4.2%	26.6%
Elderly/Mobility Impaired	68.6%	37.3%	20.6%	6.7%	23.7%
All Households	71.4%	55.5%	39.5%	12.3%	24.8%

	Figure 3-4 Percent of Median Family Income				
	30 % or less	30-50%	50-80%	80% or More	All Households
<b>Other Renter Households</b>					
White	71.6%	89.4%	50.2%	6.2%	32.6%
Black	75.5%	76.6%	49.6%	5.9%	38.0%
Hispanic	71.1%	78.5%	40.4%	8.7%	40.2%
Elderly/Mobility Impaired	78.9%	74.7%	49.1%	22.7%	54.6%
All Households	74.1%	77.4%	48.6%	14.0%	44.0%
<b>Other Owner Households</b>					
White	72.7%	63.9%	55.5%	14.3%	25.7%
Black	60.0%	56.0%	53.1%	18.4%	31.6%
Hispanic	68.6%	57.1%	37.1%	14.5%	30.1%
Elderly/Mobility Impaired	78.7%	63.3%	42.3%	16.9%	32.3%
All Households	71.4%	55.5%	39.5%	12.3%	24.8%

## II. Lead-Based Paint Hazards

### A. National Trends

About three-fourths of housing built before 1978 contains lead-based paint which, if not controlled, poses a health risk to occupants, particularly children and pregnant women. Lead can be found in paint, dust, soil and plumbing. According to the Environmental Protection Agency (EPA) and HUD Fact Sheet on lead hazards, long-term low-level exposure to lead from these sources “can cause a range of health problems including

permanent damage to the brain, nervous system, and kidneys.”<sup>7</sup> In infants, lead poisoning can result in neurological problems, low birth weight, premature birth, miscarriage or stillbirth. According to David Belliger, Ph.D., a psychologist and epidemiologist at Children’s Hospital in Boston, for every increase of 10 µg/dL (micrograms per deciliter) of blood lead, a child’s IQ is lowered about one to three points. Children are far more susceptible to lead poisoning; for every 11% absorbed by an adult, a child absorbs 30% to 75%. The dangerous blood lead level for adults is 25 µg/dL but for children it is only 10 µg/dL. Also noteworthy is the fact that the risk is higher for children who are poor, non-Hispanic black, Mexican American and those living in cities or large metropolitan areas or older housing. Other contributors to elevated risk are poor nutrition, especially calcium and iron deficiencies, high-fat diets, and not enough food. There are many symptoms of lead poisoning; however, by the time these symptoms appear, it is often too late to reverse the damage. Symptoms in children may be absent or may include headache, irritability, abdominal pain and changes in kidney function. In adults, it can cause lethargy, loss of appetite, stomach ailments, damage to the reproductive system, high blood pressure, loss of recently-acquired skills, abnormal behavior, fatigue and lack of coordination. In both children and adults, it can result in coma as well as death.<sup>8</sup>

To reduce and eliminate the number of lead-based hazards in housing, Congress passed The Residential Lead-Based Paint Hazard Reduction Act of 1992, thereby recognizing “modern scientific knowledge that childhood lead poisoning was ubiquitous in America, caused primarily by lead-based paint hazards, and preventable.”<sup>9</sup> The Lead-Based Paint Disclosure Rule, which is part of this Act, is intended “to protect families from exposure to lead from paint, dust and soil.” It requires that sellers and lessors of most private and public housing, federally-owned housing and federally-assisted housing “retain a copy of the disclosures for no less than three years from the date of sale or the date the leasing period begins.”<sup>10</sup>

According to the Department of Health and Human Services, in the past fifteen years, the Centers for Disease Control (CDC) “has appropriated funds to state and local health departments to support childhood lead poisoning prevention programs,” including a \$30 million allocation in fiscal year 2005. Since this time, “the geometric mean blood lead levels in children one through five years of age have dropped to an average of 1.9 µg/dL from a high of 15 µg/dL in the early 1980s.”<sup>11</sup> One program, entitled Healthy People 2010, is a

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<sup>7</sup> United States Environmental Protection Agency. EPA/HUD Fact Sheet. (1996, March) *Lead Hazard Prevention in Homes Pamphlet Released*. Retrieved January 24, 2006, from [www.epa.gov/docs/lead\\_pm](http://www.epa.gov/docs/lead_pm)

<sup>8</sup> U.S. Food and Drug Administration. FDA Consumer. (1998, January-February). *Dangers of Lead Still Linger*. Retrieved January 30, 2006 from [www.cfsan.fda.gov/~dms/fdalead.html](http://www.cfsan.fda.gov/~dms/fdalead.html)

<sup>9</sup> U.S. Department of Housing and Urban Development. Homes and Communities. (2002, November 8). *About HHLHC*. Retrieved January 24, 2006, from [www.hud.gov/utilities/](http://www.hud.gov/utilities/)

<sup>10</sup> U.S. Department of Housing and Urban Development. Homes and Communities. (2004, June). *The Lead-Based Paint Disclosure Rule*. Retrieved January 24, 2006, from [www.hud.gov/utilities/](http://www.hud.gov/utilities/)

<sup>11</sup> Department of Health and Human Services. Centers for Disease Control and Prevention. (2005). *Centers for Disease Control and Prevention Childhood Lead Poisoning Prevention Program*. Retrieved January 30, 2006, from [www.cdc.gov/od/pgo/funding/EH06-602.htm](http://www.cdc.gov/od/pgo/funding/EH06-602.htm)

collaborative effort by the CDC, HUD, EPA and other agencies. Its goal is to eliminate childhood lead poisoning as a public health problem. The key elements are:

- Identification and control of lead paint hazards
- Identification and care for children with elevated blood lead levels
- Surveillance of elevated blood lead levels in children to monitor progress
- Research to further improve childhood lead poisoning prevention methods<sup>12</sup>

## **B. Local Estimates**

### **1. Housing with Lead-Based Paint Hazards**

According to a report published by the U.S. Department of Housing and Urban Development in September 1995, as many as 64 million homes (83% of the privately-owned housing units built before 1980) have lead-based paint somewhere in the building. Twelve million of these homes are occupied by families with children who are six years old or younger. An estimated 49 million privately-owned homes have lead-based paint on their interiors. Although a large majority of pre-1980 homes have lead-based paint, the affected areas are relatively small. The amounts of lead based paint per housing unit vary with the age of the dwelling unit. Pre-1940 units have, on average, about three times as much lead-based paint as units built between 1960 and 1979.

According to the National Survey of Lead-based Paint in Housing<sup>13</sup>, there are no statistically significant differences in the prevalence of lead-based paint by type of housing, market value of the home, amount of rent payment, household income or geographic region. The following table includes data from the 2008 American Community Survey based on the year housing units throughout the city of San Antonio were built. By applying the estimated national percentages of housing with lead-based paint somewhere in the building, the number of housing units in San Antonio with lead-based paint can be estimated: approximately 496,440 housing units in San Antonio of which perhaps as many as 216,366 may contain lead-based paint. The following table details the estimate of such units within the city of San Antonio.

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<sup>12</sup> Centers for Disease Control. (2005, December). *CDC Childhood Lead Poisoning Prevention Program*. Retrieved January 30, 2006, from [www.cdc.gov/nceh/lead/about/program.htm](http://www.cdc.gov/nceh/lead/about/program.htm)

<sup>13</sup> EPA, *National Survey of Lead-based Paint in Housing*, DocNo024EPA., June, 1995

Figure 3-5 Housing with Lead Paint in San Antonio

Nationally, the presence of lead is even more widespread in public housing. Eighty six percent of all pre-1980 public housing family units have lead-based paint somewhere in the building. It is likely that this holds true in San Antonio's public housing units as well.

## 2. Documented Blood Lead Level (BLL) in Bexar County<sup>14</sup>

The San Antonio Metropolitan Health District (SAMHD) currently has four Lead Care Analyzers which allow children to be tested on-site for blood lead levels and receive immediate results. These analyzers allow for more children to be tested (many for the first time) and for the Lead Based Paint Hazard Control Program (LBPHCP) to test all children before lead work begins. In years past, this service was not available to LBPHCP clients, so those whose insurance did not cover lead testing for the children, were not tested. With more comprehensive screening efforts underway through the San Antonio / Bexar County Childhood Lead Poisoning Prevention Program (CLPPP) and partner agencies, and the capacity to send LBPHCP promotoras into target areas, the LBPHCP anticipates the identification of elevated blood lead levels (EBLLs) to increase over the next three years but decrease as effective lead hazard control measures and education efforts take place.

Figure 6-6 Blood Lead Levels

Blood Lead Levels	Number of Children Under 6 Years
< 10 µg/dL	24,874
>=10 µg/dL	239
Total # Tested	25,113
Total # Children < 6	92,446

## C. Lead-Based Paint Hazard Reduction

### 1. Screening

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<sup>14</sup> Healthy Homes and Lead Hazard Programs form HUD-96013, *Factor 2 Table: Need/Extent of the Problem-96013* (Rating Factor Response Forms (P 26-27), 2008)

According to the CDC, children younger than 72 months of age should be screened. Treatment generally consists of various methods of chelation, a process of removing lead from the body. A priority for treatment of children with elevated blood lead levels, however, is removal of lead from their environments.

## 2. Abatement

Buildings that contain lead paint are considered hazards, especially when they contain lead paint that is chipping, peeling, flaking, chalking, is on windowsills that are wearing, is on flooring, can come into contact with a child's mouth, or is disturbed by remodeling or repainting. Abatement of a lead-contaminated building becomes a necessity when the child or children living there have a blood lead level greater than or equal to 20 µg/dL. Abatement should include the following steps:

- Proper training of all workers involved in the abatement.
- Protecting those workers whenever they are in the abatement area.
- Containing lead-bearing dust and debris.
- Replacing, encapsulating, or removing lead-based paint.
- Cleaning the abatement area thoroughly.
- Disposing of abatement debris properly.
- Inspecting to make certain the property is ready for re-occupancy.<sup>15</sup>

## III. Barriers to Affordable Housing

### A. The Major Barriers to Affordable Housing

Communities that strive to ensure a diverse mix of housing face barriers when trying to provide affordable housing. The greatest barrier to affordable housing is the availability and price of land. The rising cost of land and the widening gap between income and housing costs contribute to this obstacle. Another impediment is financing. Federal funding for housing has been steadily declining and state and local governments struggle to compensate for this loss in revenue. Furthermore, building regulations and government fees can make affordable housing even more challenging. These include costs and fees associated with land development regulations, zoning, building code, and infrastructure fees (tap fees).

Housing problems become apparent when there is lack of suitable, affordable housing. HUD defines housing problems as one or more of the following:

- Cost Burden— greater than 30% of income is spent on housing
- Overcrowding— a residential unit is occupied by 1.01 or more persons per bedroom

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<sup>15</sup> Centers for Disease Control. Preventing Lead Poisoning in Young Children. *Management of Lead Hazards in the Environment of the Individual Child*. Retrieved January 30, 2006, from [www.cdc.gov/nceh/lead/publications/books/plpyc/chapter8.htm](http://www.cdc.gov/nceh/lead/publications/books/plpyc/chapter8.htm)

- Lacking complete kitchen or plumbing facilities

## **B. Regulatory Barriers**

However, the concept of barriers to affordable housing is much more complex when viewed through the prism of regulatory barriers. These include the following:

Administrative Processes & Streamlining: This is the procedure by which developers receive permission to develop affordable housing. It includes the process for obtaining zoning changes, building permits, and occupancy permits. The topic also refers to receiving approvals from each government agency involved in the development process, as well as any required public hearings or citizen meetings. It includes both the pre-construction planning activities and review activities that occur during construction.

Building & Housing Codes: Building and housing codes are state or local ordinances that prescribe certain minimum standards for construction, rehabilitation, or occupancy of affordable housing. It also relates to the acceptance or rejection of new building designs, materials, or technology intended to reduce the cost of affordable housing.

Fair Housing and Neighborhood Deconcentration: This topic refers to state and local laws that prohibit discrimination based on race, color, religion, sex, handicap, familial status, and national origin. It also refers to actions taken by state or local governments to enforce or evade these laws.

Fees and Dedications: Fees and Dedications are state and local requirements for the payment of fees, dedication of property, or installation of infrastructure to meet the increased demand on public services that result from a particular development.

Planning & Growth Restrictions: Barriers and solutions included in this category related to the process of developing a comprehensive land use plan and the restrictions placed on future development based on a map of the community. The topic also covers activities such as smart growth programs, sewer and building permit moratoriums, or requirements for fiscal impact studies.

Redevelopment/Infill: This topic refers to the rules under which abandoned or underused property is redeveloped. This topic includes inner city redevelopment, single lot infill, and brownfields redevelopment, as well as the process for obtaining the state and local government authorization to proceed with such work.

Rent Controls: Rent controls are defined as state and local government actions that restrict rent increases or service fee charges to tenants.

State and Local Environmental and Historic Preservation Regulations/Enforcement Process: This topic refers to state and local enforcement of environmental and historic preservation laws. The topic also includes additional regulations promulgated by state and local governments that exceed federal requirements.

Tax Policies: Any barriers or solutions in this category are state and local tax policies that impact housing affordability, and include laws related to property taxes, tax assessments, transfer taxes, and sales taxes on building materials. It also refers to tax abatements or concessions and homestead exemptions.

Zoning, Land Development, Construction, and Subdivision Regulations: This category includes any rules and regulations that affect the use of land. It also contains rules and regulations that permit an owner to divide his land into smaller tracts. (The process for obtaining approval for zoning changes and or the subdividing of land is to be included in topic 1.) These activities include barriers, such as exclusionary zoning, as well as solutions, such as bonus density zoning. It also includes private restrictions on the use of property, such as deed restrictions.

### **C. The Strategic Plan for Community Development**

In 2008 the City of San Antonio adopted a Strategic Plan for Community Development. This Plan coordinates decision-making and investment in community development. Within its three-year "rolling" time span, the Plan proposes a rationale for focused investment strategies to address all elements of the living and built environment that constitute a sustainable community.

The Strategic Plan builds on previous and ongoing community development efforts by the City of San Antonio, local public agencies, non-profit organizations, community development corporations, neighborhoods, and the private sector and includes three innovative elements:

- Coordination of public and private sector investments are facilitated through the Community Development Advisory Committee (CDAC)
- The annual identification of Reinvestment Plan Areas focuses the resources of multiple departments, agencies, and stakeholders in targeted areas to stimulate comprehensive community development
- Implementation proposals, reporting, and evaluation rely on indicators and measurable outcomes derived from a city-wide real estate market value analysis (MVA)

“At the June 26, 2007 Community Development Summit, one of the first questions stakeholders were asked to consider was, “What would our community be like if we were to succeed in accomplishing our community development goals?” The response was the following:

“We seek to create and sustain a connected community comprising:

- sustainable neighborhoods that are safe, walkable, mixed-use, diverse, compact, green and well designed;
- an ample supply and diverse range of affordable, quality and green housing that is well-integrated into mixed-use neighborhoods;

- multi-modal, integrated, accessible, efficient and comprehensively planned transportation options;
- physical infrastructure that supports community development;
- economic opportunity accessible to residences in the form of jobs and workforce education resulting in living wages and increasing per capital income;
- equitable services;
- well-preserved historic and cultural resources; and
- a clean and healthy environment with safe places and ready access to medical and health services.

“To achieve the vision of successful community development stakeholders must excel at and commit to:

- strong, continuous, committed and effective leadership in public and private sectors to help achieve the vision for community development;
- ongoing access to multiple sources of flexible capital and adequate and consistent funding;
- collaborative working relationships within and between public and private sectors;
- create and actively implement a workable Strategic Plan for community development;
- informed, engaged and supportive citizens ;
- educational opportunities that support people and capacity building ;
- maintaining low cost of living while increasing living wages through workforce development and job creation ;
- supporting and replicating successful projects/programs while encouraging innovation and experimentation;
- acting in an environmentally sound manner; and
- developing and employing high standards for community development

“In order to take the necessary first steps toward realizing the vision for community development, stakeholders agreed that the Strategic Plan should focus on the following eight elements for the next three fiscal years.

- Incentives/fees for successful community development
- Sources of capital
- Multimodal public transportation
- Real estate market analysis
- Pilot projects
- Affordable housing in mixed use areas
- Educational opportunities (including job/workforce training)
- Local business development <sup>16</sup>

Of the 405,422 households in San Antonio, some 132,978 households (32.8 percent) would meet HUD’s definition of having housing problems. Of that number 31,623 (7.8 percent) have problems with overcrowding and/or inadequate plumbing/kitchen facilities alone. The

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<sup>16</sup> City of San Antonio Strategic Plan for Community Development: 2007-2009, adopted by San Antonio City Council on September 8, 2008

remainder of the households with housing problems have some combination of cost burden as well. One of San Antonio's greatest barriers to affordable housing is the unbalanced relation between the costs of housing and income. According to the SOCDs CHAS, 25.0 percent of households (101,355) in the city experience cost burden. Some 18.6 percent of homeowner households (43,614) and 33.8 percent of renter households (57,413) spend greater than 30 percent of their income on housing and associated costs. The National Low Income Housing Coalition reports that the Fair Market Rent (FMR) for a two-bedroom apartment is \$796. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,653 monthly or \$31,840 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$15.31.

In the San Antonio HMFA, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 84 hours per week, 52 weeks per year. Or, a household must include 2.1 minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom FMR affordable.

In the San Antonio HMFA, the estimated mean (average) wage for a renter is \$12.86 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 48 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable. This translates into 45 percent of renters being unable to afford a two-bedroom unit at fair market rent (NLIHC Out of Reach Report, 2010).

The City of San Antonio has applied for a Neighborhood Stabilization Grant (NSP-1) for the purpose of addressing many of these barriers to affordable housing (discussed in more detail in Part Seven of the consolidated Plan. The six (6) target areas were calculated based on the single family and multi-family foreclosures densities from 2003 until 2009, vacant, and blighted areas. Specifically the proposal anticipates the following efforts:

- Establish financing mechanisms for purchase and redevelopment of foreclosed homes (including soft-seconds, loan loss reserves, and shared-equity loans for low and moderate-income homebuyers).
- Purchase and rehabilitate properties that have been abandoned or foreclosed. Rehabilitation may include improvements to increase energy efficiency or provide a renewable energy source.
- Establish land banks for homes that have been foreclosed to create land banks to assemble, temporarily manage, and dispose of vacant land for eligible outcomes.
- Demolish blighted structures.
- Redevelopment of demolished or vacant properties

## **IV. Impediments to Fair Housing**

### **A. The City of San Antonio Fair Housing Program**

The City of San Antonio operates a Fair Housing Program within its Office of Community Initiatives and Homeless Services that is responsible for the enforcement of city and Federal Fair Housing laws. The program also assists area citizens in need of information regarding their housing rights and in the resolution of housing related discrimination complaints.

The Fair Housing Law protects individuals from the refusal to sell or rent, or to negotiate for the sale or rental of a house or apartment based on discrimination because of race, color, religion, sex, national origin, familial status (guardian with children), handicap, age, within the City of San Antonio and county of Bexar. Certified Housing Counselors investigate complaints and attempt to resolve them by mediation with emphasis focused on non-judicial conciliation and compliance agreements. Other major components of this program include first-time homebuyer education, default mortgage counseling, reverse mortgages, mortgage assistance (ESG-homeless prevention funded), and a variety of information, outreach and educational services.

The Fair Housing Council of Greater San Antonio is a private, non-profit 501(c)(3) corporation dedicated to promoting fair housing and eliminating discriminatory housing practices in the areas of rental housing, real estate sales, mortgage lending, and homeowners' insurance. Founded in September 1996 by a group of concerned citizens with the assistance of the National Fair Housing Alliance (NFHA) and funding from the United States Department of Housing and Urban Development (HUD), this group established the Fair Housing Council because research made clear that equal access to housing was far from a reality in many parts of the country, including San Antonio, Texas.

With funding under HUD's Fair Housing Initiatives Program, the Council has maintained its Main Office in San Antonio, Texas (in Bexar County), opened a Field Office in McAllen, Texas (in Hidalgo County), and expanded its service area to include a number of other counties in the San Antonio region.

### **B. Loan Activity<sup>17</sup>**

The tables below indicate the experiences of persons of various races and ethnicities in their attempts to secure loans from banks in San Antonio. There were over 113,500 loan-related transactions reported by San Antonio banks in 2008. Of that number some 89,370 could be associated with the ethnicity (Hispanic/non-Hispanic) of the applicant and 86,567

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<sup>17</sup> Home Mortgage Disclosure Act from the Federal Financial Institutions Examination Council, 2008

could be associated with the race of the applicant. Of the total 86,567 loans processed for which the race of the applicant could be identified, American Indians/Native Alaskans applied for 1,554 loans (1.8 percent), Asians applied for 1,925 loans (2.22 percent), Blacks applied for 4,953 loans (5.72 percent), Hawaiian/Pacific Islanders applied for 482 loans (0.56 percent) and Whites applied for 77,653 loans (89.70 percent). Persons identified as Hispanic, regardless of race, applied for 39,030 loans or 43.67 percent of all loans processed during 2008. This contrast with the fact that 62.03 percent of San Antonio's population is identified as Hispanic, while 65.74 percent is identified as White.

Figure 3-7 Loan Disposition by Race as a Percentage of Total Loan Activity

	Loans Originated	Approved/Not Accepted	Denied by Bank	Withdrawn by Applicant	Incomplete	Purchased by Bank	Preapproval Denied	Preapproved/Not Accepted	Grand Total
American Indians	0.45%	0.09%	0.96%	0.16%	0.04%	0.09%	0.00%	0.00%	1.80%
Asians	0.95%	0.18%	0.51%	0.21%	0.05%	0.33%	0.00%	0.00%	2.22%
Blacks	2.09%	0.27%	1.65%	0.53%	0.09%	1.08%	0.00%	0.00%	5.72%
Pacific Islanders	0.23%	0.03%	0.16%	0.05%	0.01%	0.09%	0.00%	0.00%	0.56%
Whites	38.32%	5.58%	21.79%	7.42%	1.76%	14.78%	0.03%	0.01%	89.70%
Total	42.03%	6.15%	25.08%	8.36%	1.95%	16.38%	0.03%	0.01%	100.00%

Figure 3-8 Loan Disposition by Ethnicity as a Percentage of Total Loan Activity

	Loans Originated	Approved/Not Accepted	Denied by Bank	Withdrawn by Applicant	Incomplete	Purchased by Bank	Preapproval Denied	Preapproved/Not Accepted	Grand Total
Hispanic	15.29%	2.62%	14.69%	3.77%	1.06%	6.24%	0.01%	0.00%	43.67%
Non-Hispanic	26.29%	3.56%	10.92%	4.77%	0.96%	9.80%	0.03%	0.01%	56.33%
Total	41.58%	6.18%	25.60%	8.54%	2.02%	16.04%	0.03%	0.01%	100.00%

The denial rate for loans applied for by American Indians/Native Alaskans twice as high (53.73 percent) as those for any other racial group, all of which had denial rates within a few percentage points of the population at large (25.08 percent). However, viewed from an ethnic perspective, Hispanics were 73.53 percent more likely to have their loan applications denied as non-Hispanics. The denial rates for Hispanics and non-Hispanics for 2008 was 33.63 percent and 19.38 percent, respectively.

Figure 3-9 Loan Disposition by Race as a Percentage of Each Race's Activity

	Loans Originated	Approved/Not Accepted	Denied by Bank	Withdrawn by Applicant	Incomplete	Purchased by Bank	Preapproval Denied	Preapproved/Not Accepted	Grand Total
American Indians	25.03%	5.15%	53.73%	8.94%	1.99%	5.15%	0.00%	0.00%	100.00%
Asians	42.81%	7.95%	22.91%	9.45%	2.13%	14.70%	0.05%	0.00%	100.00%
Blacks	36.46%	4.81%	28.89%	9.23%	1.64%	18.96%	0.02%	0.00%	100.00%
Pacific Islanders	40.66%	4.98%	28.63%	8.71%	1.04%	15.98%	0.00%	0.00%	100.00%
Whites	42.72%	6.22%	24.30%	8.27%	1.97%	16.48%	0.04%	0.01%	100.00%
<b>Total</b>	<b>42.03%</b>	<b>6.15%</b>	<b>25.08%</b>	<b>8.36%</b>	<b>1.95%</b>	<b>16.38%</b>	<b>0.03%</b>	<b>0.01%</b>	<b>100.00%</b>

Figure 3-10 Loan Disposition by Ethnicity as a Percentage of Each Ethnicity's Activity

	Loans Originated	Approved/Not Accepted	Denied by Bank	Withdrawn by Applicant	Incomplete	Purchased by Bank	Preapproval Denied	Preapproved/Not Accepted	Grand Total
Hispanic	35.01%	6.00%	33.63%	8.63%	2.42%	14.29%	0.02%	0.01%	100.00%
Non-Hispanic	46.67%	6.31%	19.38%	8.47%	1.71%	17.39%	0.05%	0.01%	100.00%
<b>Total</b>	<b>41.58%</b>	<b>6.18%</b>	<b>25.60%</b>	<b>8.54%</b>	<b>2.02%</b>	<b>16.04%</b>	<b>0.03%</b>	<b>0.01%</b>	<b>100.00%</b>

Credit history was the most common reason for having one's loan denied, regardless of race or ethnicity in 2008. However, American Indians/Native Alaskans were far more likely to be plagued by this problem (55.76 percent) than the population as a whole (39.12 percent) or any other individual racial group. Blacks and Hispanics had nearly identical incidences of credit history problems causing their loan application to be denied at 44.19 percent and 44.42 percent, respectively. Asian applicants for loans were most likely to have their loans denied because of an inadequate debt-to-income ratio.

Figure 3 -11 Loan Denial Reasons by Race as a Percentage of Each Race's Activity

	Debt-to- Income Ratio	Employment	Credit History	Collateral	Insufficient Cash	Information	Application Incomplete	MI Denied	Other	Grand Total
American Indians	16.73%	0.00%	55.76%	11.52%	1.12%	1.12%	4.46%	0.00%	9.29%	100.00%
Asians	30.23%	3.99%	15.61%	19.93%	1.33%	5.65%	7.64%	0.00%	15.61%	100.00%
Blacks	15.27%	0.68%	44.19%	13.65%	1.22%	1.35%	8.78%	0.14%	14.73%	100.00%
Pacific Islanders	21.43%	2.86%	38.57%	11.43%	1.43%	1.43%	10.00%	0.00%	12.86%	100.00%
Whites	20.09%	1.18%	39.03%	15.30%	1.35%	3.96%	7.17%	0.16%	11.75%	100.00%
Total	20.00%	1.20%	39.12%	15.22%	1.34%	3.79%	7.23%	0.15%	11.96%	100.00%

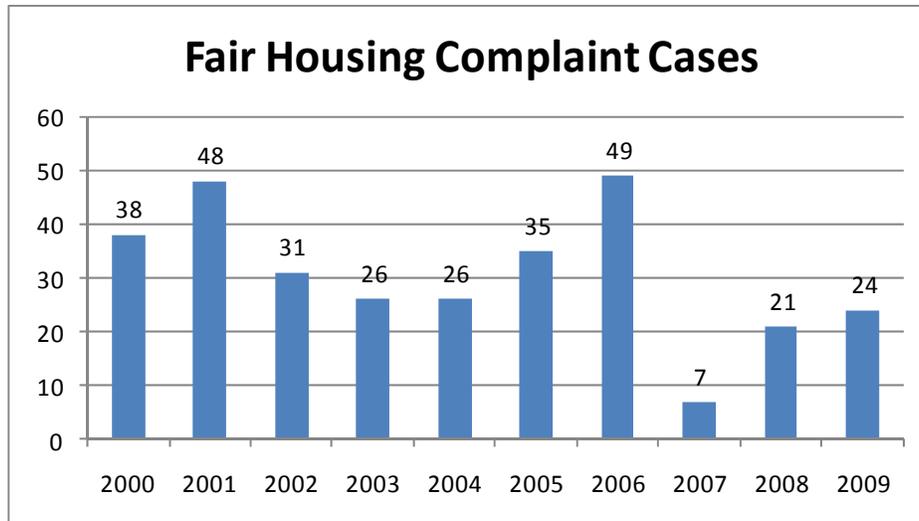
Figure 3-12 Loan Denial Reasons by Ethnicity as a Percentage of Each Ethnicity's Activity

	Debt-to- Income Ratio	Employment	Credit History	Collateral	Insufficient Cash	Information	Application Incomplete	MI Denied	Other	Grand Total
Hispanic	20.65%	0.91%	44.42%	12.88%	1.06%	3.51%	5.83%	0.11%	10.63%	100.00%
Non-Hispanic	18.65%	1.54%	33.59%	17.90%	1.68%	3.94%	8.87%	0.17%	13.66%	100.00%
Total	19.77%	1.18%	39.66%	15.09%	1.33%	3.70%	7.17%	0.14%	11.96%	100.00%

### C. Fair Housing Complaints

Between 2000 and 2009, 305 complaints were registered with the Texas Workforce Commission. However, during that period there was a considerable variation from year to year. In 2001 and 2006, the number of complaints approached 50 each year. But in 2007 that number inexplicably dropped to only 7 cases. Over the period 2000 to 2009, the vast majority of cases (62.3 percent) were found to have “no cause” while another 20.7 percent were concluded with successful conciliation. As of this writing (2010) there were still 4 cases open and only 1 case that had gone to trial.

Figure 3-13 Fair Housing Complaint Cases



CODE	DESCRIPTION	TOTAL	PERCENTAGE
0	OPEN	4	1.3
1	DISMISSED UNTIMELY FILED	1	0.3
2	DISMISSED NON JURISDICTION	7	2.3
3	UNABLE TO LOCATE	5	1.6
4	FAILED TO COOPERATE	13	4.3
6	WITHDRAWAL NO BENEFITS	4	1.3
10	TRIAL	1	0.3
16	SUCCESSFUL CONCILIATION	63	20.7
18	WITHDRAWAL WITH BENEFITS	16	5.2
25	NO CAUSE	190	62.3
99	OTHER	1	0.3
<b>TOTAL</b>		<b>305</b>	<b>100.0</b>

The bases for the filing of the complaints were primarily related to race, with 24.0 percent of the cases filed involving fair housing problems for African Americans. Other significant problem areas involved filings because of the disability of the complainant (41.5 percent) and the family status of the complainant (12.4 percent). Note that the totals for the bases and types of complaints files do not total to the 305 count because some of the complaints had multiple bases and types of complaints alleged.

Figure 3-14 Fair Housing Complaints by Race

BASIS	total	Percentage
Gender Male	6	1.8
Gender Female	15	4.4
Race white	6	1.8
Race Black	82	24.0
Race American Indian	2	0.6
Race Hispanic	10	2.9
Color	1	0.3
National Origin	29	8.5
Religion	3	0.9
Retaliation	4	1.2
Familial Status	42	12.3
Disability	142	41.5
<b>TOTAL</b>	<b>342</b>	<b>100.0</b>

The primary reasons for the filing of the complaints were refusal to sell property because of discrimination (31.9 percent) and the terms and conditions proposed by the seller/lessors (21.1 percent). Other notable reasons for filing complaints were refusal to rent property because of discrimination and the design/construction of the properties.

Figure 3-15 Fair Housing Complaints by Reason of Complaint

Description	Total	Percentage
Discrimination Refusal to sell	133	31.9
Discrimination Refusal to rent	52	12.5
Discrimination Advertisement	37	8.9
Discrimination False Representation	3	0.7
Blockbusting	11	2.6
Discrimination Making Loans	10	2.4
Terms and Conditions	88	21.1
Steering	28	6.7
others	1	0.2
section 818	1	0.2
Design and Construction	50	12.0
Reasonable Accommodation	3	0.7
<b>TOTAL</b>	<b>417</b>	<b>100.0</b>

## Part Four. Homeless and Special Needs Assessment

### I. Homeless Needs

## **A. Overview**

Originally there were two homeless organizations the San Antonio Action Homeless Coalition and the San Antonio/Bexar County Continuum of Care (CoC). The CoC was started in the early 1990's and focus was on HUD issues and the San Antonio Action Homeless Coalition focus was on putting on events for the homeless. In 2005 the two merged and became the South Alamo Regional Alliance for the Homeless (SARAH).

In 2003, the U.S. Conference of Mayors (USCM) surveyed 25 major cities to obtain estimates on the causes of food security and homelessness as well as the capacity of local agencies to meet the demand. The report cites unemployment, mental illness, substance abuse, domestic violence, poverty, a lack of affordable housing and limited life skills as the key reasons for homelessness in San Antonio. According to the 2000 U.S. Census, the poverty rate in Bexar County is 16%. The USCMR data indicates that nearly half of the homeless people in San Antonio are either mentally ill, substance abusers or suffering from HIV or AIDS.<sup>18</sup>

The San Antonio/Bexar County Continuum of Care (CoC) has worked with the Mayor's Task Force on Hunger and Homelessness, established in the summer of 2003, to develop a strategic plan to address hunger and homelessness in San Antonio. The Homeless Services Division of the City of San Antonio is responsible for ensuring optimal implementation of all strategies designed to resolve the problems associated with the homeless in San Antonio.

The South Alamo Regional Alliance for the Homeless (SARAH) is now the lead decision-making body for the CoC. It works in close coordination with the City of San Antonio and sets policy regarding the CoC including oversight of HMIS, developing the process for the annual CoC plan, establishing priorities for projects, and coordinating policy on issues such as discharge planning. The City works closely with SARAH members either as delegate agencies or referral partners and selects for award the most suitable agencies from within the community to provide financial assistance, housing relocation and stabilization services. As a member of SARAH, the City ensures the program adopts and promotes efficient and effective approaches to the delivery of services to homeless individuals and those at risk of becoming homeless.

Of the more than \$100 million earmarked for San Antonio under the American Recovery and Reinvestment Act, nearly \$7 million will go to homeless prevention programs. The money will cover short- and long-term rental and utility assistance, security deposits, moving costs, hotel vouchers and other eligible expenses.

## **B. Services for Homeless Subpopulations**

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<sup>18</sup> City of San Antonio, Texas Mayor's Task Force on Hunger and Homelessness; Ten-Year Plan to End Chronic Homelessness; Jan. 13, 2005.

Many housing-based service providers specialize by gender and family size rather than by subpopulation. Most homeless people have a complex set of issues to resolve that are a consequence of systemic failure and individual behavioral problems. Thus, while there may be no housing set-aside for homeless people in a particular subpopulation, housing providers (emergency, transitional and permanent) generally provide the housing based on family status and use the consortium's extensive network of support service programs to meet subpopulations' specific needs. The high incidence of substance abuse among homeless people compelled all area shelters to incorporate recovery services in their programs. Working together to provide services onsite at different locations has helped the consortium to set standards for credentials and compensation for support group facilitators and to maximize the use of the consortium's collective resources.

Within the SARAH service area, programs that offer specialized services for homeless people in particular subpopulations include:

- **Dwyer Avenue Center** - providing a supportive environment for homeless families and individuals while helping them attain a higher level of self-sufficiency. Residents lease an apartment at Center with a length-of-stay up to 24 months.
- **Guadalupe Home** – providing transitional housing for homeless women pregnant women with children less than 1year old.
- **San Antonio Metropolitan Ministry (SAMM) Ministries Transitional Living and Learning Center** – providing transitional housing for homeless and at-risk families Katrina evacuees.
- **San Antonio Metropolitan Ministry (SAMM)** – providing transitional housing for homeless families.
- **Seton Home** – providing long term emergency shelters for homeless single pregnant and parenting teen mothers with their babies.
- **Youth Alternatives Inc.** – providing long term shelter and counseling for children who run away from their houses or are homeless.

The Chart below illustrates the magnitude and trends of the homeless population over the last few years.

Figure 4-1 Homeless Population Trends 2005-2010

	2010 01-26	2009 01-29	2008 01-31	2007 01-25	2006 04-11	2005 11-07
Total Count	3,572	3,303	4,063	2,247	1,285	1,631
Sheltered*	1,974	2,187	2,518	1,798	1,130	1,052
Unsheltered	1,598	1,116	1,545	449	155	283

Volunteers	374	119	192	112	47	45
San Antonio Police Department San Antonio Fear Free Environment (SAFFE) Officers Assisting	21	13	19	0	0	0

\*Emergency Shelters, Transitional Housing, Permanent Housing, Safe Havens & Signal Room Occupancy make up the shelter count.

### C. Existing Resources and Services – Continuum of Care

The City of San Antonio lies the within the service and planning area of South Alamo Regional Alliance for the Homeless (SARAH), which is San Antonio’s Homeless Continuum of Care (CoC). The CoC designs, develops and delivers services that meet the specific needs of the homeless and of those at risk for homelessness. The vision of this Continuum of Care is

- For each homeless family and individual to be able to access the spectrum of community services and utilize them to break the cycle of homelessness.
- For each family and individual at risk of becoming homeless to be able to also access the same spectrum of services, utilizing them to stabilize and strengthen their situation and offset the threat of homelessness.
- For each recipient to move toward stable housing and maximum self-sufficiency.

The objectives of the Continuum of Care are:

- Identify the scope of the homeless problem in Bexar County.
- Prioritize service needs for the Bexar County homeless population.
- Identify the service gaps in the continuum of available resources.
- Develop and implement plans and timeliness to make new services available to the community.
- Foster the development and implementation of a 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 services.
- 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 that are not active members and foster their participation.
- Review, rank, and endorse agency grant requests and proposals in accordance with identified priorities of need.

## **1. Homelessness Prevention**

The CoC has taken a number of measures to reduce the number of homeless families with children. The San Antonio Housing Authority has made available 400 housing vouchers specifically earmarked for homeless families; additionally it is providing priority access to public housing units for homeless persons. In an effort to reach out to those households with dependent children who are fearful of shelter or institutional settings, the Salvation Army has established a Safe Sleep Zone, where homeless families can begin the process of seeking aid and assistance without the danger of violence or theft. Families accessing this service are contacted by staff and provided the opportunity to seek additional services or shelter. The CoC uses outreach teams and the coordination and cooperation of the San Antonio Police Department to identify areas where homeless families with children will congregate and seeks to encourage them to access services and housing. There was a significant drop in homeless unsheltered families in the 2009 count so there is evidence that efforts are proving successful.

In the absence of effective referral resources, outreach teams have been challenged in engaging individuals. Because of these and other factors, the CoC has worked closely with Haven for Hope, which is in the final stages of constructing a \$60 million housing and care center. The campus, which opened early in 2010, offers a newly constructed one-stop intake center, capable of providing short to medium term accommodations, comprehensive social services, and health care (primary care, dental and vision). Haven for Hope will provide the critical infrastructure backup for a successful outreach effort and the opening of the facility will be accompanied by coordinated outreach with social services and law enforcement. Individuals will have access to a range of residential settings (with varying levels of demand and services) and mental health, substance abuse treatment, health care, and comprehensive case management.<sup>19</sup>

## **2. Outreach, Intake and Assessment**

Homeless individuals and families enter the continuum of care several ways. There are several frontline agencies that offer referrals and emergency assistance to people on the streets or that are threatened with evictions. CoC outreach teams work in close cooperation with the San Antonio Police Department, with the police frequently notifying outreach workers of the presence of homeless individuals and families. There are multiple known locations where homeless individuals and families congregate. One issue that has impeded the effectiveness of outreach and engagement to date has been shortages of available resources for immediate referral, with many individuals not ready or willing to choose currently available alternative.

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<sup>19</sup> San Antonio/Bexar County Continuum of Care, Exhibit 1

The Haven of Hope facility offers one-stop intake center, capable of providing short to medium term accommodations, comprehensive social services, and health care (primary care, dental and vision).

A health care discharge policy has been developed in conjunction with Baptist Hospital, a large private provider in San Antonio. The CoC intends to work with other hospital systems in the community to develop similar policies. The Case Management department is consulted upon patient admission. Initial assessments are performed by nursing, which determines the patient's likely self-care needs upon discharge. Expanded assessments for individuals with special needs (high risk of homelessness) include: assessment of mental health/substance abuse treatment needs, potential for risk of abuse/neglect, and availability of entitlement benefits. The plan will include non-shelter based residential options.

Resources exist in the community to prevent foster children from becoming homeless. Outreach to prevent homelessness among foster children is conducted at schools, shelters and service providers to foster children. Foster children are informed of the different services available to them via their case managers (including access to transitional housing up to the age of 21) at a younger age and the comprehensive educational services available to them after they age out of foster care. School districts train their homeless liaisons of the rules that are especially applicable to foster children. New homeless liaisons are provided training on housing and education options for foster children (children are allowed to continue being schooled at previous districts). The South Alamo Alliance for the Homeless (SARAH), acting on behalf of the CoC distributes a services contact for accessing housing resources for children aging out of foster care to all shelters, schools, and providers of services to children in foster care. SARAH as the lead entity for the CoC assists in educating providers with protocols pertaining to providing services to homeless underage children.

Many homeless individuals suffer from frequent symptoms of mental illness, mental retardation, and/or substance abuse which render them helpless to provide for themselves. The Project for Assistance in Transition from Homelessness (PATH) team refers such persons for various community services such as affordable housing, employment, health care, income support, legal services, mental health, rehabilitation training in social skills, social services and substance abuse treatment.

The PATH outreach team screens homeless adults and children on the streets, under bridges, in campsites, or in shelters to link them for possible mental health services. In order to be eligible to receive services within the PATH Program, adults must have a severe mental illness or children must have a psychiatric illness in order to be admitted to either the Center's Adult or Children's outpatient clinics. PATH staff discharge the individuals upon linking them to their outpatient clinics and after all referrals are completed.

Services available through the PATH Program include assessments and links to appropriate services as well as their Adult and Children Outpatient Services Center. Referrals are made to their outpatient clinics to enable those in need to improve their level of functioning in the community and with their family. The PATH team refers individuals and families to emergency and transitional shelters as appropriate. Some temporary options within their Center and the community include but are not limited to the following:

- Center for Health Care Services – Safe Haven Project 22 bed facility for homeless males with a mental illness.
- Center for Health Care Services – Woodcare Facilities for males and females.
- Dwyer Emergency/Transitional Facilities for females and their children.
- Salvation Army Dave Coy Emergency Shelter for males.
- Hope Shelter for females and children for emergency and transitional shelter.
- San Antonio Metropolitan Ministries Shelters – Overnight and priority medical beds for females and males and their children including a 40 bed facility for families and their children.
- Mental Retardation Services – Provides a comprehensive diagnosis and evaluation for individuals suspected of being mentally retarded. Provides liaison services for persons applying for day or residential program services.
- Substance Abuse Treatment Services – Provides substance abuse assessments and recommendations for appropriate treatment.

### 3. Emergency Shelters

Area emergency shelters accept homeless people from the street but more typically, people are referred for services from other agencies, which include mental health facilities, correctional facilities, detoxification and addiction treatment centers, churches, hospitals, veterans programs, police officers, the court system, the San Antonio Department of Community Initiatives, and many others. Case managers interview and complete an assessment of homeless individuals before admission. If the facility is inappropriate for the individual's needs, the case manager makes an appropriate referral. The shelters incorporated services into their programs including counseling, life skills training, employment counseling, support groups and training for a variety of needs and housing counseling among others. With stays ranging from eight weeks to six months, the client should emerge from the immediate crisis and have sufficient stability to move on to transitional housing. Shelters operating in the Consortium's areas include the following:

- **Family Violence Prevention Services Inc.** - Transitional long term temporary emergency housing for victims of domestic violence and Katrina evacuees.
- **Hope Action Care** - Transitional temporary emergency housing for Persons with HIV/AIDS.
- **San Antonio Metropolitan Ministries Emergency Shelter** - Temporary emergency for single men and women.
- **San Antonio Rescue Mission** - Emergency shelter for men with community food pantry prepared meals served
- **San Antonio Urban Ministries Fair Weather Lodge** - Temporary emergency shelters for victims of domestic violence especially youth.
- **Seton Home** - Long term emergency shelters for homeless single pregnant and parenting teen mothers with their babies.
- **The Childrens Shelter** - Temporary emergency shelter for children specializing in care to infants and young children serving newborn up to the age of twelve years.

#### 4. Transitional Housing

Transitional housing programs offer comprehensive services on-site to meet the needs of the individual population—men, women or families. The maximum length of stay is usually two years. In the shelter and transitional housing programs, a homeless individual has access to a wide variety of support services through the case manager. Throughout the area served by the consortium, the following organizations offer transitional housing:

- **Family Violence Prevention Services Inc.** - Transitional long term temporary emergency housing for victims of domestic violence and Katrina evacuees.
- **Guadalupe Home** - Transitional housing for homeless women pregnant women with children less than 1 year old.
- **Hope Action Care** - Transitional temporary emergency housing for Persons with HIV/AIDS.
- **San Antonio Metropolitan Ministries Transitional Living and Learning Center** - Transitional housing for homeless and at-risk Katrina evacuees. The Center, which has the capacity to serve 40 homeless families who have demonstrated a commitment to gaining self-sufficiency. Private and shared living accommodations meet basic needs for families in transition for up to two years.
- **San Antonio Metropolitan Ministry (SAMB) Ministries** - Transitional housing for homeless families.
- **Visitation House** - Transitional housing for single women with children under age 12.
- **Beat The Streets** - Transitional Housing for men.
- **Family Violence Prevention Services** – Providing services to break the cycle of family violence and to strengthen families by providing the necessary tools for self-sufficiency through the delivery of emergency shelter, transitional housing, education, effective parenting and early intervention with children and youth.

#### 5. Supportive and Permanent Housing

The San Antonio Housing Authority has made available 400 housing vouchers specifically earmarked for homeless families; additionally it is providing priority access to public housing units for homeless persons. The number of transitional beds for households with children showed a small increase (593 in 2008, 660 in 2009). This is a result of including some newly funded beds and outreach to new providers. There was a significant increase in beds for single adults (159 beds in 2008, 319 in 2009). This is the result of two factors: the identification and inclusion of additional transitional housing programs that are not receiving public support). Additionally, one facility had been inappropriately characterized as permanent housing (88 beds) and has now appropriately classified as transitional.

The Haven for Hope homeless services campus opened in early 2010. This \$60 million residential and ambulatory services facility provides comprehensive services and case management and addresses the underlying issues that can prevent individuals and families from transitioning to permanent housing. This project involves the cooperating of multiple

CoC agencies and makes extensive use of HMIS. Several transitional housing programs have relocated to Haven for Hope which will facilitate access to comprehensive services.

Throughout the area served by the consortium, the following organizations offer supportive and permanent housing:

- **Alamo Area Resource Center** – Provides permanent housing for persons with HIV/AIDS.
- **Fairweather Family Lodge** – Provides supportive housing, educational assistance, job training and case management for moms with disabilities and their children. All families placed are either homeless or at immediate risk of homelessness.
- **Fairweather Lodge** – Provides supportive housing, life skills training, medication management, case management, counseling, and supportive services for adults with serious and chronic mental illness. All residents placed are either currently homeless, or at immediate risk of homelessness
- **The Center for Health Care Services (CHCS)** - Provides services to persons diagnosed with mental illness, developmental intellectual disabilities and substance abuse residing within the Bexar County. Services include but are not limited to crisis intervention, eligibility and assessment to psychiatric outpatient care, counseling, rehabilitation, case management, supported housing and employment and day programming.
- **Housing and Community Services, Inc (HCS)** - Provides services-enriched housing as well as informal case management and referral services for individuals in need and Community Learning Center Programs such as, GED classes, ESL classes, financial literacy programs, parenting classes, computer instruction, internet instruction, health fairs, arts/crafts programs, recreational programs for youth and adults, and after-school programs for youth.
- **The Refugee Resettlement Program** - Provides assistance to individuals and families entering the United States as refugees. Services include housing, emergency services, employment, English as a second language, Interpretation and translation, acculturation counseling and development of sponsor groups such as churches, businesses and corporations.
- **San Antonio Metropolitan Ministries** - Provides 25 single family resident homes in which families can live for up to two years. The combination of comprehensive case management, supportive services, and decent neighborhoods provides families with the necessary tools to become self-sufficient, break the homeless/poverty cycle permanently, and move on to independent living.
- **The San Antonio Alternative Housing Corporation (SAAHC)** - Provides three developments to assist individuals and families dealing with HIV/AIDS. The developments are all located near central downtown San Antonio, close to medical and social services providers who provide ongoing support and services. The three developments provide accommodations for singles, couples and families, each close to public transportation. All apartments are fully accessible.

#### D. Continuum of Care—Gaps Analysis

The gaps analysis is based on a point-in-time count completed in 2010 and surveys of service providers concerning clients and inventory. In each year, SARAH obtains additional information from service directories, state and local consolidated plans, newspaper articles, discussions with service providers, monthly meetings with CoC members and roundtable discussions. Local service providers, soup kitchens, law enforcement personnel and community counselors provide valuable information on the number of homeless persons because they interact with those not staying in shelters or other homeless facilities.

The January 26, 2010 Point in Time (PIT) count indicated some 3,572 homeless persons in San Antonio. The existing and planned inventory of beds to service this population, as well as the unmet need or gap in inventory, is noted in the chart below.

Figure 4-2 Gaps Analysis

	Current Inventory	Under Development	Unmet Need/Gap
<b>For Individuals</b>			
Emergency Shelter	431	0	220
Transitional Housing	319	0	675
Safe Haven	44	0	0
Permanent Supportive Housing	175	129	1,098
Total	969	129	1,993
<b>For Households with Children</b>			
Emergency Shelter	346	0	0
Transitional Housing	660	0	0
Safe Haven	0	0	0
Supportive Housing	634	0	189
Total	1,640	0	189

facility; (ii) tenant-based or project-based rental assistance to secure permanent, affordable housing units for on-going support; (iii) residency in a community residence or other housing facilities which provide other forms of on-site support and care; and (iv) housing information services on other housing options, such as public or private housing assistance or homeownership opportunities and support.

Figure 4-3 HOPWA Unmet Need

HOPWA Grantee Name --all formula areas and competitive grants in non-formula states	Grant Number	State	# of Unmet Needs for TBRA	#of Unmet Needs for STRMU	# of Unmet Needs for FBHA	Total # of Households that have unmet housing needs	Number of Households receiving HOPWA Housing Assistance	% Served
<b>City of San Antonio</b>	<b>n/a</b>	<b>TX</b>	85	0	26	<b>111</b>	<b>297</b>	<b>72.8%</b>

Source: Unmet Need Reported by HOPWA Grantees as of 10.01.2009

## **Part Five. Non-Housing Community Development**

San Antonio provides various services and public facilities funded from taxes, fees and state funding. To provide these services, the City employs more than 12,000 employees in 37 departments who provide a wide range of municipal services. For example, City employees fight crime, put out fires, collect wastes, maintain streets, issue building permits, help senior citizens, provide recreation and cultural activities, and provide hundreds of other important services.

### **I. Public Facilities**

#### **A. Neighborhood Facilities**

The San Antonio Public Library (SAPL) system has, in addition to its main central facility, 24 existing branch facilities and 2 additional facilities under construction as of 2010. Those locations are noted on the map and table below.

The SAPL offers a number of program that greatly enhance the accessibility and utility of the system to the residents of the community these services include the following:

The Career Center at Tutor.com. Offering resume and job interview help, staff specialists are also trained to help those who are going back to school or working on a GED. Live, online assistance is available every day from 4 p.m. to 11 p.m. The Career Center supplements the live help with a website available 24 hours a day that provides interview tips, resume templates and links to local job search sites.

Dial-a-Story. For young children, there is always time for a story. Children can call a local number to listen to a terrific tale in English or Spanish. Stories change weekly, bringing the young children opportunities for listening, learning and developing their love of books.

Overdrive NetLibrary. Patrons can download ebooks, audiobooks, music and videos for free without leaving home. Employing the system's rapidly expanding digital collection, patrons can enjoy selections on their home computer or transfer music and audiobooks to an MP3 player or iPod. These library resources are available 24/7.

Laptops for Checkout. This program, coupled with access to the Internet through the system's free WiFi, allows adults to borrow laptops for two hours at a time at most branch libraries by presenting a library card and identification. Laptops are equipped with a CD-

ROM drive, but they are not connected to a printer. Also a flash drive is necessary. This service is available at all locations except Central and Bannwolf Library at Reagan High School.

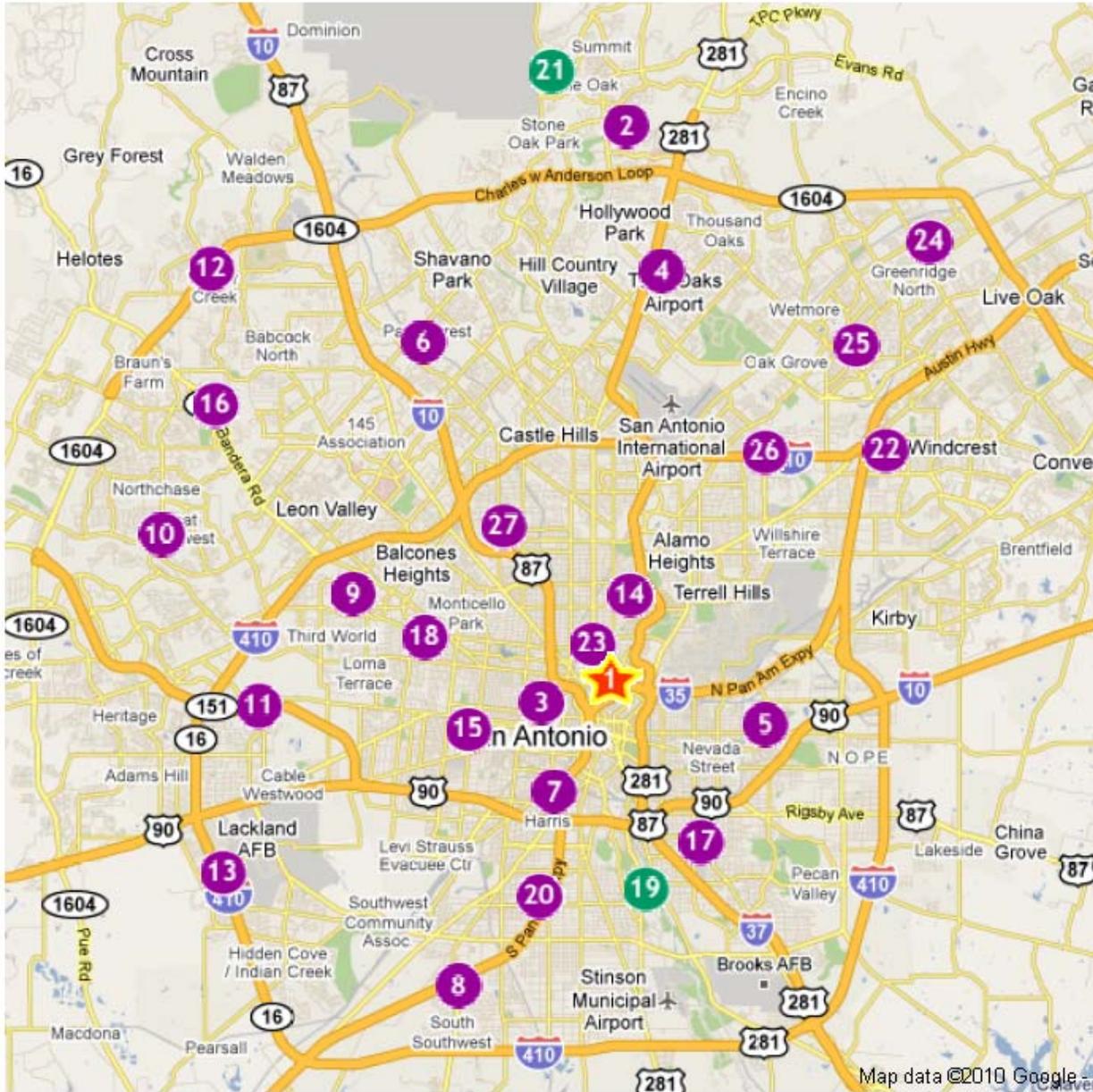
Live Homework Help. Tutor.com provides lifelong learning support for K-12 students, college students and adults in a safe online environment. Certified subject specialists cover topics like: math, science, social studies, English. SAT/GED preparation, help with essay and resume writing, and Citizenship test preparation. Tutors are available every day in Spanish and in English.

Special Needs Services & Collection. SAPL has a variety of resources for patrons with special needs. Plus, all of our branches are ADA accessible. If a patron is unable to visit a branch due to a physical disability, or is otherwise homebound, they may check materials through the Books by Mail service.

Figure 5-1 Library Branches

Map Code	Branch Name
1	Central Library
2	Bannwolf Library at Reagan High School
3	Bazan Library
4	Brook Hollow Library
5	Carver Library
6	Cody Library
7	Collins Garden Library
8	Cortez Library
9	Forest Hills Library
10	Great Northwest Library
11	Guerra Library
12	Igo Library
13	Johnston Library
14	Landa Library
15	Las Palmas Library
16	Maverick Library
17	McCreless Library
18	Memorial Library
19	Mission Library (under construction)
20	Pan American Library
21	Parman Library at Ston Oak (under construction)
22	Molly Pruitt Library at Roosevelt
23	San Pedro Library
24	Semmes Library
25	Thousand Oaks Library
26	Tobin Library at Oakwell
27	Westfall Library

Figure 5-2 San Antonio Public Library Locations



## **B. Parks and Recreation**

The San Antonio Parks and Recreation Department operates the City's recreational and cultural programs and maintains 223 City-owned parks including swimming pools, gymnasiums, cemeteries, sports facilities, recreation centers and the Botanical Garden and Conservatory. The department is responsible for the maintenance of 14,238 acres of park land. Recreational facilities maintained by the department are detailed in Appendix A of this section.

The Parks and Recreation Board was created by the authority of the City Council on June 14, 1961. The Board consists of 11 residents of the City who serve without pay. Members are appointed by the City Council, pursuant to recommendation by the City Manager. Members are appointed for a two-year term. Members may be appointed for no more than two consecutive two-year terms.

The overall purposes of the Board are to:

- Provide liaison between the community and the Department of Parks and Recreation regarding community recreational facilities and services, needs and desires and recreation programming.
- Review the departmental operations and maintenance budget and advise the Director of the Board's suggestions regarding priority programs.
- Promote public awareness of the public recreational facilities and services provided by the City and stimulate community participation in those programs.
- Review operational policies for the various parks facilities and recommend new or revised policies as circumstances change.
- Review all applications for federal parks and recreation grants prior to submission to City Council.

## **C. Health Facilities**

A complete listing of all San Antonio health facilities is displayed in Appendix B. Owned by the taxpayers of Bexar County, and in partnership with The University of Texas Health Science Center San Antonio, **University Health System** is a nationally recognized academic medical center. University Hospital, currently operating 498 beds, is one of just 13 Level I trauma centers in Texas, and the lead trauma center for all of South Texas. It is the only hospital in San Antonio able to provide expert trauma care for critically injured and burned children.

University Health System provides healthcare for families close to home at numerous clinic locations, including the University Health Center-Downtown, University Center for

Community Health (home of the Texas Diabetes Institute), University Family Health Centers – Southeast, Southwest, North and Northwest, nine preventive health clinics in neighborhoods across the community, and three outpatient renal dialysis centers. In all there are 18 locations in San Antonio from which medical services are delivered by the University Health System.<sup>20</sup>

**Southwest General Hospital** is a 327-bed, state-of-the-art hospital offering comprehensive healthcare services, including emergency care, heart care, advanced surgical procedures, diagnostic imaging, maternity care, orthopedic services, and help for a broad range of medical conditions. In 1979, twenty physicians joined together to build a hospital that would serve the healthcare needs of their community. Since then, Southwest General has expanded to 289-beds.<sup>21</sup>

Opened in 1963, **Methodist Hospital** is a 683-bed, acute care, regional referral center with 2,500 employees and flagship hospital of the South Texas Medical Center. It is San Antonio's largest private hospital as well as the largest provider of health care to rural communities in South Texas and international patients from Mexico. There are multiple critical care units at Methodist: surgical intensive care, medical intensive care and neurological intensive care as well as a highly-specialized bone marrow transplant unit. There are also intermediate critical care units for those patients requiring less intensive nursing attention.<sup>22</sup>

A more comprehensive listing of the medical facilities in San Antonio is included in the Appendix B of this section.

#### **D. Solid Waste Disposal**

The Solid Waste Department of the City of San Antonio provides service to over 308,000 customers. Their service handles garbage, brush, bulky items, recyclables and dead animals and properly disposing of waste materials in a sanitary landfill while concurrently recycling and reducing waste, and complying with state and federal regulations in a cost effective method.

Monthly garbage fees of \$14.91 and brush fees of \$2.53 are collected through the CPS Energy electric bill for this service. Apartment dwellers and business units are also charged a monthly environmental services fee of \$1.30. The City of San Antonio, Solid Waste Management Department in partnership with area landfills, offers San Antonio residential solid waste rate payers the opportunity to get rid of all of unwanted items such as yard waste, brush, old mattresses and sofas for free. Free Disposal Days are held quarterly on a Saturday 8:00 A.M. until 2:00 P.M. in February, April, July and November.

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<sup>20</sup> <http://universityhealthsystem.com/>

<sup>21</sup> <http://www.swgeneralhospital.com/>

<sup>22</sup> <http://sahealth.com/CustomPage.asp?PageName=Home%20Page%20-%20Methodist%20Hospital>

## **E. Historic Preservation<sup>23</sup>**

The primary purpose of the Office of Historic Preservation is to preserve and protect the unique historic structures, archaeological sites, and design features of San Antonio. On August 10, 1967, City Council passed and approved an enabling ordinance that created the Board of Review for historic districts. The ordinance also set forth the rules and guidelines for creating historic districts, regulations for exterior changes to historic structures and sites, and the process concerning applications for permits.

Soon thereafter, in May 1968, the City created the first local historic district, King William, and appointed the first Board of Review members. The Board advised the Director of Housing and Inspections concerning all applications for permits within the Historic District. Today the Board is known as the Historic and Design Review Commission (HDRC) and consists of eleven (11) members. The HDRC now hears cases from 26 historic districts, six River Improvement Overlay districts, over 1300 individually designated landmarks, and all public projects.

The responsibilities and duties of the HDRC are to review applications for the designation of local historic districts and local historic landmarks; grant or deny Certificates of Appropriateness with respect to proposed exterior alterations to landmarks and properties within local historic districts; maintain a record of all proceedings to be available to the public; and continue to periodically update or cause to be updated the Historic Resource Survey for the City of San Antonio. It is important to note that the HDRC and the Office of Historic Preservation only review changes to the exterior of designated historic buildings. Interior alterations are not reviewable. The HDRC is guided by the *Secretary of the Interior's Standards for Rehabilitation* and the City's Unified Development Code.

## **F. Public Conference Facility**

The San Antonio Convention & Visitors Bureau, a Department of the City of San Antonio, is funded through a hotel/motel occupancy tax. The bureau is a full sales and service agency dedicated to the promotion of San Antonio as a meeting and visitor destination. The principal conference facility in San Antonio is the 440,000 square foot Henry B. Gonzalez Convention Center. Other major facilities include the 160,000 square foot Alamodome, with seating for 65,000, the 2,521 seat Lila Cockrell Theatre, and the Municipal Auditorium with 23,000+ square feet of exhibit space and seating for 400.

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<sup>23</sup> <http://www.sanantonio.gov/historic/information.aspx>

## **G. Infrastructure<sup>24</sup>**

The Department of Public Works of San Antonio is responsible for developing and maintaining an advanced infrastructure to meet the growing needs of the community. In order to service the City of San Antonio, Public Works consists of several smaller divisions that provide various services. These divisions include Pavement Engineering, Street Maintenance, Storm Water Engineering and Operations, Traffic Engineering and Operations, Right of Way Management, Program Management, Central Mapping, Rail and Transit and the Disability Access Office.

San Antonio's water and wastewater infrastructure is the massive system of pipes, water wells, pumps, storage tanks, treatment facilities, and pump stations that is mostly below ground. The city has more than 9,000 miles of water and sewer mains buried below the 560-square miles that San Antonio Water System serves.

The Pavement Engineering Division has the primary responsibility for the management of street maintenance contracts. These contracts directly address projects which are part of the City's Infrastructure Management Program (IMP). In addition to paving and alley maintenance, Pavement Engineering has oversight of the installation of bus pads and newly constructed ADA wheelchair ramps for contract projects undergoing structural rehabilitation. As a component of monitoring the progress and completion of projects which are primarily located on streets designated as collectors or arterials (high traffic volume streets), staff perform field visits prior to, during, and after completion of the work to ensure that the project has been completed according to the specifications as outlined in the contract.

The Street Maintenance Division is responsible for ensuring that street rehabilitation projects are completed on time and within budget. Within the City, there are more than 4,000 centerline miles of city streets and over 180 centerline miles of service alleyways for which the Street Maintenance Division is charged with maintaining and rehabilitating.

The Project Management Division is responsible managing the development, design and construction of capital improvement projects under the purview of Public Works. They manage a wide variety of drainage and street reconstruction that are funded through several funding source and are involved in the project from the selection process all the way

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<sup>24</sup> <http://www.sanantonio.gov/publicworks/index.asp>

to the completion of the project. To protect the City's infrastructure and provide for safe transportation, the City of San Antonio is concerned and charged with the construction and maintenance of the infrastructure that provides modal carriage for safe transportation. The ROW Division provides for this protection through the ROW Ordinance which contains guidelines for work methods and related safety procedures to follow and materials to be used by those engaged in utility work with the City of San Antonio's Rights of Ways.

The Storm Water Engineering Division interacts with the City Engineer's staff, Capital Programs Division, Street Maintenance Division and Storm Water Operations Division. The Division's watershed teams also interact with both the Planning Department and Development Services Department on a daily basis. Each team is also responsible for responding to citizen requests for service within their watershed area of responsibility. The services provided by Storm Water Engineering are in support of one of the three major programs National Flood Insurance Program (NFIP), Texas Pollutant Discharge Elimination System (TPDES) and mandates from City Council.

The Storm Water Operations Division maintains and operates drainage infrastructure to include, grading channels, erosion channels, concrete channel repair, facility cleaning and vegetation maintenance. They also work very closely with Storm Water Engineering to provide comprehensive, efficient and effective storm water management. There are four very distinct programs and sections within this Division: River Maintenance, Street Cleaning, Tunnel Operations, and Vegetation Maintenance.

The primary mission of the Central Mapping Division is to serve both internal and external customers by creating and providing mapping exhibits and other graphical displays that represent the location of Public Works Department maintained infrastructure assets. Central Mapping relies heavily on the use of Geographical Information System (GIS) data, collection of data using GPS (Global Positioning System) devices, and enterprise databases to service information requests.

The Traffic Engineering Division is responsible for managing temporary street closure procedures, temporary parking permits applications, sidewalk and lane closure information inquiries and street lighting.

The Neighborhood Traffic Engineering Division evaluates requests for changes in traffic control. Some of the services and most frequently requested items include speed humps and traffic calming, traffic counts, traffic studies and traffic impact analyses.

The Traffic Management Division is responsible for the operation of the City of San Antonio's traffic and pedestrian signal system. They are responsible for over 1100 street intersections and signalized pedestrian crossings within the city limits. The division oversees two reversible lane systems that are capable of 23 changeable assignments based on volume and activity in those areas. Along with managing and operating these systems, the Traffic Management Division provides programs and services to the community including a comprehensive City-wide Traffic Signal System Modernization Program (TSSM).

The Traffic Operations Division is responsible for the construction of traffic signals, school flashing beacons, driver feedback signs, and other signalized devices in addition to the manufacturing, installation, and maintenance of traffic signs, pavement markings, and speed hump locations.

The Rail and Public Transit Division is responsible for managing coordination of rail and public transit projects with Public Works divisions, other City departments and public or private agencies. The division manages railroad quiet zone projects, assists communication between Public Works and rail or transit entities, and helps public sector project managers City-wide to negotiate agreements and resolve issues involving Union Pacific Railroad and VIA Metropolitan Transit.

The Disability Access Office (DAO) works to ensure a universally designed environment that makes it easy for all people, regardless of disability, to participate fully in community life. This is in keeping with the Americans with Disabilities Act (ADA) of 1990 and Section 504 of the Rehabilitation Act of 1973. The San Antonio Building Access Modification Plan, coordinated by the DAO, serves as a master plan to modify all City facilities to accommodate all users. A City Council appointed Disability Access Advisory Committee (DAAC) serves as a valuable resource. The DAO coordinates with other City Departments to review and amend city codes, policies, and procedures to assure they are universally usable to all. The DAO oversees an interdepartmental Sidewalk Compliance Team, participates in other jurisdiction's access and planning initiatives and trains and provides technical assistance to City Departments and the private sector in meeting the requirements of the ADA. Documents illustrating these efforts are available on request from the Public Works Department.

In the fall of 2007, City Council approved the creation of a new city department – Capital Improvements Management Services (CIMS) – with a primary responsibility of managing the Bond Program. A total of 134 existing City staff positions were consolidated from four city departments into CIMS. The adopted budget included 18 new positions funded by bond funds to aid in the delivery of the Bond Program. CIMS manages the City’s Capital Improvement Program projects to include the 2007-2012 Bond Program through all phases of design, construction, and inspection. The department also coordinates the consultant selection, construction contractor procurement, and project delivery for all capital improvement construction projects. These efforts focus on projects designed to improve, acquire, construct and enhance new and existing local streets, bridges, sidewalks, drainage facilities, parks, athletics facilities, libraries and public health centers.

The Citizens Bond Oversight Commission was established on September 11, 2003 as a joint City-County Board to advise the City Council and Bexar County Commissioners Court on bond projects and programs. The Commission is charged with advising City and County elected officials on the delivery of bond projects including:

- Schedule
- Public input
- Alternative delivery methods
- Program management
- Other capital improvement processes

The CIMS Department supports the activities of the Commission and its duties to include:

- Preparing Commission meeting agendas and minutes
- Providing information requested by Commission
- Staffing and coordination of all public meetings
- Educating Commission and public on processes used to deliver projects
- Preparing an Annual Commission Report to City Council and Commissioners Court

## **II. Public Services**

### **A. Services for the Disabled and the Aging**

The Texas Department of Aging and Disability Services (DADS) administers long-term services and supports for people who are aging and who have cognitive and physical disabilities. DADS also licenses and regulates providers of these services, and administers the state’s guardianship program. DADS began formal operations on Sept. 1, 2004. The Provider Services Division contracts with and oversees hundreds of community and in-home services providers. The division ensures that consumers have a full array of services delivered by qualified providers. The division also provides for

better coordination across models of care, integrating practices that achieve higher quality of care for individuals receiving services. The State Supported Living Centers Division is responsible for the operation of Texas' state-run residential facilities for people with intellectual and developmental disabilities.<sup>25</sup>

The Disability Access Office (DAO) of the City of San Antonio works to ensure a universally designed environment that makes it easy for all people, regardless of disability per the mandates of the Americans with Disabilities Act (ADA) of 1990 and Section 504 of the Rehabilitation Act of 1973. The City of San Antonio's Office of Elderly Affairs is dedicated to improving policies and programs designed for seniors in San Antonio and Bexar County. The responsibilities of the Office include providing staff support to the [City / County Joint Commission on Elderly Affairs](#); serving as a clearinghouse on information and policies impacting seniors; researching local, state and national issues relevant to seniors; and formulating recommendations for improving efficient and effective service delivery for seniors.<sup>26</sup> The Network of Care for Seniors & People with Disabilities, provided by the Alamo Service Connection, is a comprehensive, Internet-based resource for the elderly and people with disabilities, as well as their caregivers and service providers. The mission of the Alamo Service Connection is to provide easy, friendly, helpful access to services for older adults, people with disabilities and their families in Bexar County.<sup>27</sup>

## **B. Transportation**

The San Antonio International Airport (SAT) is a two-terminal facility. Terminal Two was completed in 1953 with a satellite concourse constructed in 1968, while Terminal One was unveiled in 1984. SAT has two all-weather air carrier runways. Located in northern San Antonio, approximately eight miles or 15 minutes from the downtown area, Loop 410 and U.S. 281 are the two highways providing access to the main entry points. SAT covers 2,600 acres and is the primary airport serving the San Antonio metropolitan area.<sup>28</sup>

Stinson Municipal Airport (SSF) is the second oldest general aviation airport in continuous operation in the United States. As the primary reliever for general aviation traffic in San Antonio, Stinson is extremely appealing to operators of light aircraft, individuals, and private aviation companies. Located only 6 miles south of downtown San Antonio's central business district and the River walk, Stinson provides convenient access to all of San Antonio's major highways (Interstate Highway Loop 410, Interstate Highway 37, Interstate Highway 35, and Interstate Highway 10). Being close to downtown and easily accessible to many amenities also makes Stinson Airport the airport to reach the area's convention centers, major attractions, and theme parks.<sup>29</sup>

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<sup>25</sup> <http://www.dads.state.tx.us/>

<sup>26</sup> <http://www.sanantonio.gov/comminit/OEA/OEA.asp>

<sup>27</sup> <http://bexar.tx.networkofcare.org/aging/home/index.cfm>

<sup>28</sup> <http://www.sanantonio.gov/Aviation/default.asp>

<sup>29</sup> <http://www.sanantonio.gov/Aviation/stinsonairport.asp>

### **C. Substance Abuse Services**

Within the Texas Department of State Health Services, the Mental Health and Substance Abuse Service Division is responsible for providing substance abuse treatment services and outreach, screening, assessment, and referral services. These services are rendered through a network of contract providers across the state. The Center for Health Care Services is the public agency charged to provide mental health, behavioral health and substance abuse services for Bexar County, including San Antonio. More information can be found at <http://www.chcsbc.org/>.

### **D. Public Health Services**

The San Antonio Metropolitan Health District (Metro Health) is a full service local public health agency designated by State Law, City Code, and County Resolution with the responsibility for public health programs in San Antonio and the unincorporated areas of Bexar County. Public Health agencies and their public and private partners work to promote physical and mental health and prevent disease, injury and disability. This aim is achieved through assessment of community health needs and threats, interventions to prevent health problems, linkages to quality health services, and development of policies to promote community health.

Metro Health is a City-County health district and provides public health services to all residents of San Antonio and Bexar County. However, Metro Health is administered as a City Department by the City of San Antonio under the direction of the City Manager, Mayor and City Council, with coordination with Bexar County.

Metro Health supports a broad array of services that protect and promote the health of the public including health code enforcement, food inspections, immunizations, communicable disease control, environmental monitoring, health education, community health assessment and surveillance, dental health promotion, and emergency preparedness.

### **E. Employment Training**

Through combined federal (Community Services Block Grant), the Annie E. Casey Foundation, utility (CPS Energy and SAWS), and general fund dollars, the Department of Community Initiatives, Center for Working Families office provides supportive services, case management and employment assistance to families of San Antonio and Bexar County. CWF's main focus is to provide low income families and individuals with the support they need to move toward better jobs and financial self-sufficiency. Approximately 3,143 participant families have received resource assistance. Some 1,933 families currently receive bundled services.<sup>30</sup>

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<sup>30</sup> <http://www.sanantonio.gov/comminit/CenterForWorkingFamilies/CenterForWorkingFamilies.asp>

The Texas Workforce Commission (TWC) is the state government agency charged with overseeing and providing workforce development services to employers and job seekers of Texas. For employers, TWC offers recruiting, retention, training and retraining, and outplacement services as well as valuable information on labor law and labor market statistics. For job seekers, TWC offers career development information, job search resources, training programs, and, as appropriate, unemployment benefits. While targeted populations receive intensive assistance to overcome barriers to employment all Texans can benefit from the services offered by TWC and our network of workforce partners.

The Texas Workforce Commission is part of a local/state network dedicated to developing the workforce of Texas. The network is comprised of the statewide efforts of the Commission coupled with planning and service provision on a regional level by 28 local workforce boards. This network gives customers access to local workforce solutions and statewide services in a single location — Texas Workforce Centers.<sup>31</sup>

### **III. Public Safety Programs**

Public safety services include law enforcement, detention, fire protection and emergency services.

#### **A. Law Enforcement<sup>32</sup>**

The San Antonio Police Department (SAPD) has embraced Community Policing for many decades, through its Community Services and School Services Programs, Crime Prevention Programs (Neighborhood Watch, National Night Out), Store Fronts, Decentralized Patrol Substations, and the Downtown Foot and Bicycle Patrol Unit. In 1995 the Department created a special Community Policing Unit, the San Antonio Fear Free Environment Unit ([SAFE](http://www.sanantonio.gov/SAFE)) which links closely with community involvement programs, such as [Cellular on Patrol](http://www.sanantonio.gov/Cellular) (initiated in 1993) and the [Citizen Police Academy](http://www.sanantonio.gov/Citizen) (initiated 1994).

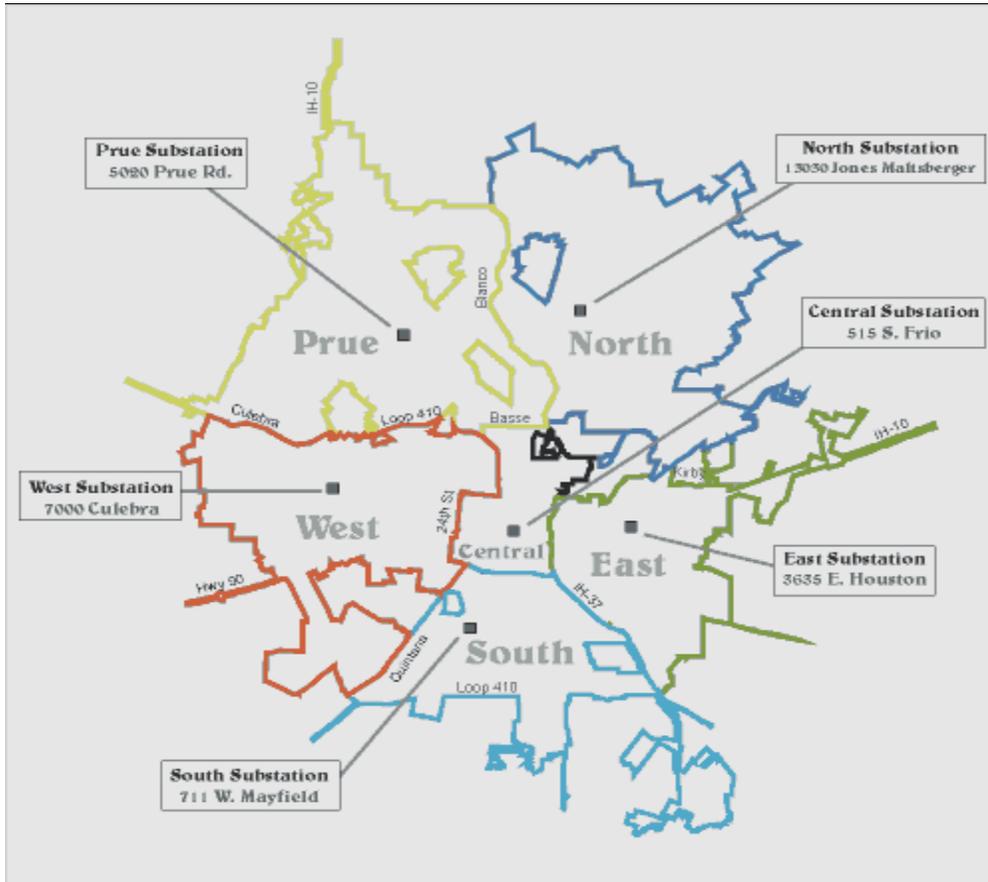
With a force of 2,352 sworn officers, the SAPD operates in four departments. Patrol is the largest of the four SAPD divisions, with more than 1,100 of the sworn officers. Police officers at each substation are assigned to patrol districts within the substation area and these uniformed officers, in their marked patrol cars, are the first responders when citizens call the police. The map below shows the location of the substations and their territories from which the Community Policing effort is implemented.

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<sup>31</sup> <http://www.twc.state.tx.us/twcinfo/whatis.html>

<sup>32</sup> <http://www.sanantonio.gov/SAPD/>

**Figure 5-3 MAP OF SUBSTATION AREAS AND LOCATIONS**



**B. Detention**

Bexar County Adult Detention Center, a function of the Bexar County Sheriff’s Office, delivers detention services and operations necessary for the protection of society while maintaining the proper well-being of incarcerated persons.

**C. Fire Protection and Emergency Medical Services<sup>33</sup>**

Founded in 1891, the San Antonio Fire Department (SAFD) serves the citizens of San Antonio with fire suppression and emergency medical services, and an emphasis on fire prevention and safety education. The Firefighting Division provides fire protection, rescue

<sup>33</sup> <http://www.sanantonio.gov/safd/index.asp>

services, and medical first responder service to over 1.3 million citizens in a service coverage area of over 460 square miles. With the growth of San Antonio, the division now handles over 90,000 emergency incidents a year. With over a hundred Firefighters having their Paramedic certification, the department places Advanced Life Support equipment and supplies on all Fire Engines, Ladder Trucks and Squads. This gives these Firefighter-Paramedics the resources they need to deliver a higher level of medical care as a part of their first response to an incident. There are also 18 First Responder Squads strategically placed throughout the city. With their smaller response vehicles, these squads are used for medical emergencies to reduce the wear and tear on the larger, more expensive fire engines.

Noted on the map below are the operating Fire Stations for San Antonio.

Figure 5-4 Operating fire Stations for San Antonio



## D. Emergency Preparedness<sup>34</sup>

The mission of the City of San Antonio Office of Emergency Management (SAOEM) is to coordinate activities of the City departments responsible for continued operations during disasters, coordinate agreements for the use of resources, communicate with State and Federal agencies, and provide education and training to citizens and municipal employees. Emergency management is a comprehensive system to respond to emergencies or disasters impacting our community. The areas of focus and discipline for this department encompass prevention, preparedness, response and recovery.

- **Prevention:** Actions taken to avoid an incident or to intervene to stop an incident from occurring in the effort to protect lives and property.
- **Preparedness:** Activities such as planning, training, public education and outreach to create awareness of potential dangers and increase readiness in our community.
- **Response:** Use of available resources to meet the needs of the community when disaster strikes. Depending on the severity of the disaster, this can include local, county, State and Federal resources, to include fire and EMS services, public works and law enforcement.
- **Recovery:** The long range support of restoring the community to pre-disaster conditions. This phase includes damage assessments to public and private property, as well as social services to assist citizens. The length of the recovery phase depends on the magnitude of the disaster.

## IV. Youth Programs

The City of San Antonio Youth Commission is an organization that represents the City's teenage citizens. Membership consists of two representatives from each district appointed by their respective councilperson and two appointed by the Mayor (22 members). The Commission meets twice a month in the City Hall basement conference room. The Commission gives young people the opportunity to be a part of their community and to get involved with many issues facing today's youth. Past accomplishments include the organization of a Youth Summit and National Youth Service Day, playing a critical role in the City's curfew law and graffiti ordinances and participating in various service projects.<sup>35</sup>

The After School Challenge Program, previously implemented by the City Parks and Recreation Department, is now operated through the Department of Community Initiatives (DCI). Under contractual agreements, DCI established partnerships with eight school districts and four delegate agencies to continue the After School Challenge Program in 132 Elementary and Middle Schools. The After School Challenge Program continues to provide activities, both educationally based and recreational, to youth at 132 school sites during the school year. Fees for the program are based on family income, family size and the number of children participating in the program. An estimated 11,000 children will receive homework assistance, tutoring and other school - related aid, in addition to participating in

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<sup>34</sup> <http://www.sanantonio.gov/emergency/>

<sup>35</sup> <http://www.sanantonio.gov/comminit/youthsrv/commissions.asp>

various recreational activities. Program staff are recommended by each district to operate daily activities for youth. In addition, one teacher is hired to supervise these activities.<sup>36</sup>

The Parks & Recreation Department teams up with local school districts in the summer to provide an eight-week, structured, supervised program for children at more than 40 sites throughout the City. The recreation-themed activities include active games, sports, arts and crafts, a weekly enrichment program in art and science and a free lunch and snack program. The Summer Youth Program utilizes the school's gymnasium and outdoor enclosed areas. The program follows self-monitored guidelines, which limit the number of participants per site. The Summer Youth Program maintains a 1:25 Staff to participant ratio. Participants are grouped according to age and staff conduct age-appropriate recreation activities.<sup>37</sup>

The Parks & Recreation Department provides a structured supervised program for children at 25 year-around Community Centers located throughout the City. The recreation-themed activities include active games, sports, and arts and crafts. All Community Centers will receive a free lunch and snack for the entire program. The program follows self-monitored guidelines, which will limit the number of participants per site. The Summer Youth Programs at Community Centers maintain a 1:25 Staff to participant ratio. Spaces are determined by the size of the facility – 75 to 125 slots. Participants will be grouped according to age and staff will conduct age-appropriate recreation activities.

The Parks and Recreation Department sponsors a Summer Nutrition Program funded by a U.S. Department of Agriculture grant at more than 75 sites each summer. Food is served at summer youth recreation sites and other agencies throughout the summer program. High quality meals similar to those served during the school year by the National School Lunch and Breakfast Programs are offered free for youngsters ages 18 and under at the pre-approved sites. Meals are usually served around 11:30 a.m. and snacks at 3 p.m.

## **V. Senior Programs<sup>38</sup>**

The Park and Recreation Department operates programs for adults and seniors. Programming for seniors and adults currently is offered at three facilities: Commander's House and Lion's Field Adult and Senior Citizen's Center, and Granados Adult and Senior Activity Center. These facilities provide a wide array of programming for people 50 years of age or more. A hot home-cooked meal is served on Tuesdays, Wednesdays, and Thursdays at noon. Offered in partnership with the H.E. Butt Grocery Co., the meal includes a main entrée, salad, vegetable, dessert and coffee or tea. The cost is \$3 and a reservation is required. Informative or entertaining programs often follow the meal. Every last Wednesday of the month, people with birthdays or anniversaries that month are honored with a musical presentation and cake. Holiday luncheons are also offered throughout the

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<sup>36</sup> <http://www.sanantonio.gov/comminit/asc/ascprogram.asp>

<sup>37</sup> <http://www.sanantonio.gov/sapar/summerrecreation.asp>

<sup>38</sup> <http://www.sanantonio.gov/sapar/seniors.asp>

year on occasions such as Easter, Cinco de Mayo, Mother's Day, Halloween, Thanksgiving and Christmas.

Regular groups meet at the center monthly for bridge, canasta, Rummikub and bunco as well as classes that include stain glass, crochet, knitting, quilting, oil painting, drawing, tap dance, flower making and chair exercise as well as guitar, percussion and choir. Fees vary according to class and pre-registration is required. The center offers a safe driving classroom refresher course for people 50 and older every other month on the last Monday and Tuesday. The class is good for auto insurance discounts.

## **VI. Economic Development<sup>39</sup>**

The City of San Antonio's International and Economic Development Department (IEDD) works with and through a number of partners to attract new businesses and to strengthen existing businesses in the San Antonio metro area.

The Office of Military Affairs (OMA) coordinates and facilitates the community's support for Base Realignment and Closure (BRAC) implementation. The office worked with local community leaders, particularly the Military Transformation Task Force (MTTF), to develop a Growth Management Plan (GMP) that addresses the challenges and opportunities from BRAC-related growth in San Antonio.

The City of San Antonio provides entrepreneurs with the tools needed to grow their businesses. The Procurement Technical Assistance Center (PTAC) is part of a congressionally authorized initiative to assist organizations that are seeking to market their goods and/or services to federal, state, and local governments. PTAC provides a variety of tools and services that assist local businesses in identifying government procurement opportunities and to compete more effectively for government contracts.

On June 8, 2006, the San Antonio City Council approved the creation of a local government corporation called the Westside Development Corporation (WDC). The purpose of the WDC is to create economic development opportunities in a historically underserved area of San Antonio. The City of San Antonio has committed to supporting the WDC through its incorporation and short-term operations. City Council approved funding in the amount of \$600,000 over two years to cover operational expenses and market studies. The WDC staff currently resides within the City's Economic Development Department but is expected to eventually establish itself as an independent, nonprofit organization.

The San Antonio Empowerment Zone (EZ) is an initiative designed to promote economic development in distressed communities by using tax incentives as catalysts for private investment. Businesses located within the Empowerment Zone are eligible to take advantage of Federal tax incentives to hire residents and to expand or improve their business operations. Increased business development within the Zone affects job

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<sup>39</sup> <http://www.sanantonio.gov/edd/>

opportunities for residents and improves access to goods and services, promoting long-term community revitalization.

The Veteran's Affairs Commission is an eleven-member board representing the Mayor and ten City Council Districts. All members must be veterans and may serve no more than three (3) two-year terms. The Commission was chartered by the City Council on April 12, 2001 and their first meeting was held on August 29, 2001. The Commission's mission is to serve the City Council in an advisory capacity on issues affecting the City's military population, both active and retired. It serves as the community's liaison and advocate for veterans' affairs; advises the City Council on issues affecting San Antonio veterans and their families; and makes recommendations for improving services. The Commission works with the Economic Development Department, Community Initiatives, and External Relations and with the Bexar County Veterans Service Office, as well as with other departments as needed and stays abreast of legislative items affecting veterans and their families.

The Small Business Advocacy Committee advises City Council, City Manager, and City Staff on issues related to small, minority and women-owned business enterprises. The committee members act by making policy recommendations for action through the Economic Development Department to the City Council.

The City South Management Authority (CSMA) is a duly constituted Defense Adjustment Management Authority and political subdivision of the State of Texas. CSMA was established by the City of San Antonio for the purpose of fostering economic opportunity, job generation, and capital investment by promoting a favorable business climate and preparing the workforce for productive employment in the area of the Authority. That area is defined as 60+ square mile area bounded by I-410 on the north, I-37 on the east, I-35 on the west and generally a line 1,350 feet south of the Medina River, and extending in part to Loop 1604 to the South. The Board of Directors is composed of 15 members, six appointed by City of San Antonio, six by Bexar County, and three appointed collectively by Southwest, East Central, and Southside Independent School Districts.

## **VII. Planning<sup>40</sup>**

The Planning and Development Services Department is responsible for orderly development of our City and for protecting the health, safety, and quality of life of the citizens of San Antonio through implementation of the City's Master Plan Policies, regulation of land and building development. In addition, the department seeks to facilitate an efficient and effective development process that supports the Master Plan Policies, growth, and economic development. These processes include comprehensive, neighborhood, regional, and community planning, and granting authority to develop land, construct, and occupy buildings. More specifically, the department is responsible for all components of the City's Master Plan, annexation, neighborhood capacity building, rights determination, subdivision

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<sup>40</sup> <http://www.sanantonio.gov/dsd/>

mapping/parcel addressing, zoning and subdivision administration, building codes enforcement, contractor licensing and registration, landscaping, tree preservation, sign regulation, and traffic impact analysis. Since City development involves partnerships with other City departments and outside agencies, the department seeks to facilitate the coordination of these reviews to provide responsive customer service throughout the development process and to produce neighborhood and community plans that include goals and action steps for land use, housing, economic development, community facilities, and transportation networks.

The Department also provides administrative and technical support to boards and commissions that direct and review issues on land development and construction regulations. These boards include the Board of Adjustment, Building and Fire Codes Board of Appeals, Plumbing Appeals and Advisory Board, Mechanical Appeals and Advisory Boards, Electrical Supervisory Board, Zoning and Planning Commission.

The Planning Commission is composed of nine members appointed by the City Council for staggered two-year terms and must reside in the City of San Antonio. The Commission advises the City Council on creation of and additions to a master plan for the physical development of San Antonio and a five-year list of recommended capital improvements; prepares and administers regulations on subdivisions and platting, both within the City limits and its extra-territorial jurisdiction.

The Zoning Commission is an eleven member body that is appointed by the City Council for two year terms of service, and is responsible for conducting public hearings related to zoning change requests. The Commission conducts public hearings and recommends the appropriate boundaries of zoning districts, and appropriates regulations to be enforced therein to City Council. Additionally, the Commission prepares a final report for the City Council on recommendations for change in zoning district boundaries or regulations in zoning districts.

## **Part Six Strategic Plan**

### **A. Overview**

The City of San Antonio strategic plan outlines the overall goals for addressing area housing and community development needs in the coming five years. The plan will specifically identify how the City intends to use its federal resources to address priority needs. The specific resources to be discussed include the Community Development Block Grant Program (CDBG), HOME, ESG and the HOPWA programs. For each priority housing need, specific objectives, strategies and proposed accomplishments will be identified.

### **B. Priority Analysis and Strategy Development**

As a large and growing community, the City of San Antonio must successfully balance a diverse array of housing and community issues. Given the range of competing needs, the City must invest its scarce resources wisely. Therefore, as a general principal, the City will attempt to expend public funds in a way that leverages the commitment of private sector support whenever possible. Through the public participation and consultation process, the City has identified the community's overall goals and priorities as follows:

- Improve the quality and quantity of affordable housing
- Provide expanded economic opportunities
- Provide a suitable living environment
- Develop the capacity of local housing and service providers

The needs identified in this section were prioritized based on whether consolidated plan program funds will be used to address the specific need in the coming five years. The needs outlined below were prioritized based on the following assumptions required by the U.S. Department of Housing and Urban Development. Those needs that will be addressed using federal funds are considered high priority needs. Medium priority needs may be addressed using federal funds, if available; and low priority needs will likely not be addressed in the coming five years and are not discussed in this section.

The City's top priority needs for the coming five years are discussed more fully in the Strategy and Goals section.

### **C. Strategy and Goals for Program Activities**

The strategies and goals for major program activities are displayed in the following table 6-1.

**Table 6-1**

**Housing (H) Consolidated Plan Goals**

1. Expand and preserve a continuum of affordable housing opportunities
2. Revitalize low and moderate income neighborhoods to create healthy and sustainable communities

**Overall Strategy – Core Housing Programs (H)**

Core housing program delivery system will include a diverse number of programs including Homeownership Incentive Program (HIP), Owner Occupied Rehabilitation/Reconstruction, Acquisition/Rehabilitation, New Construction, Affordable Showcase of Homes, Minor Repair, Major Systems Repair, Rental Rehabilitation, and Lead Based Paint Hazard Reduction. The City of San Antonio takes into consideration a number of factors including critical and urgent needs, availability of other funding sources to leverage CPD funds, and consistency with city policies and plans including neighborhood/community/sector plans, reinvestment plans, and the Annual Improvement Project Report that lists neighborhood plan priorities.

**Funding strategy:**

- 100% HOME funds will support core housing programs.
- 15% or greater of HOME funds affordable housing development activities provided by CHDOs.
- CDBG may supplement HOME funds to support programs.
- 60% of funding will be targeted to the City’s Inner City Reinvestment Core Area.
- Up to 10% of funding for city-wide projects will be targeted to the Neighborhood Revitalization Strategy Area(s).
- HOME projects require a 25% non-HOME fund match.

<b><i>Housing - Objectives</i></b>	<b><i>Programs</i></b>	<b><i>Fund</i></b>	<b><i>Program Partners</i></b>	<b><i>5 Year Objective</i></b>	<b><i>Annual Objective</i></b>
(H1) Assist low- and moderate- income renter- households with homeowner assistance programs	Homeownership Incentive Program – Assists eligible persons who are buying a new or existing home within the city limits of San Antonio for the first time (FTHP). Buyers must have stable environment, good credit, and be able to afford a mortgage payment.	HOME	Housing & Neighborhood Services Dept., San Antonio Housing Trust, CHDOs	400 renter households to purchase homes	80 renter households to purchase homes
(H2) Assist low and moderate- income owner-occupied households through home rehabilitation and reconstruction	Owner-occupied Rehabilitation/ Reconstruction Program – Low income homeowners apply for financial assistance to renovate their house	HOME	Housing & Neighborhood Services Dept., CHDOs	110 housing units	22 housing units
(H3) Expand and preserve affordable housing through new construction or acquisition and rehabilitation of single-family homes	New Construction and Acquisition/Rehabilitation – Program implemented through the City’s Affordable Showcase of Homes, low interest financing mechanisms, and loan guarantees.	CDBG and HOME	Housing & Neighborhood Services Dept. Affordable Showcase of Homes, Historic Preservation Office, CHDOs, San Antonio Development Agency, SAHT Public Facilities Corp., for profit developers	250 housing units	50 housing units

(H4) Assist low-and moderate-income owner-occupied households with minor repair and systems repair	Minor Repair and Major Systems Repair – Owners apply for assistance for repairs not to exceed \$4,999, or for at least 2 major systems not to exceed \$15,000. Minor repair programs target seniors, code compliance violations, and weatherization efforts.	CDBG	Housing & Neighborhood Services Dept, Center City Office, CHDOs	Minor - 100 housing units  Major - 50	Minor 20 housing units  Major - 10
(H5) Increase number of substantially rehabilitated rental units to assist low- and moderate-income renter households	Rental Rehabilitation Program - offers rental property owners low interest financing. Property owners provide 50% matching funds. Program requires substantial rehabilitation. Properties must be maintained according to the International Building Code and provide evidence of paid annual taxes and secured fire and extended insurance coverage.	HOME and CDBG	Housing & Neighborhood Services Dept., CHDOs	875 rental housing units	175 rental housing units
(H6) Increase efforts to address lead risk hazards and increase abatement of households with lead-based paint	Lead Based Paint Hazard Reduction – identifies and controls lead-based paint exposure to small children in eligible privately owned rental and owner-occupied housing. Many homes built before 1978 have lead-based paint. SA Metropolitan Health District provides testing for children 6 and under free of	HOME  CDBG (stand alone)	Housing & Neighborhood Services Dept., CHDOS, for profit developers, SA Metropolitan Health District	750 housing units with rehab, reconstructoin, rental programs  275 housing units (stand alone)	150 housing units with rehab, reconstruction, rental programs  55 housing units (stand alone)

	charge.				
(H7) Increase preservation of historic properties	Historic Preservation Program – This pilot program includes two programs: acquisition and rehabilitation of properties and owner-occupied rehabilitation.	HOME and CDBG	Office of Historic Preservation, Housing and Neighborhood Services, private sector, San Antonio Conservation Society	25 housing units (if pilot program is continued)	5 housing units

***Fair Housing (FH) Consolidated Plan Goals***

1. Promote fair housing choice to all persons through enforcement of local and federal laws and outreach and education
2. Identify impediments to fair housing choice
3. Take action to overcome impediments

***Overall Strategy – Fair Housing (FH)***

The Fair Housing Choice delivery system will consist of: fair housing choice complaint process/mediation, education and outreach, review of construction plans, and updating the Analysis of Impediments and the Affirmative Marketing Policy.

***Funding:***

- This will be a city-wide program funded through CDBG and non-federal funds.

<b>Fair Housing Objectives</b>	<b>Programs</b>	<b>Fund</b>	<b>Planning Partners</b>	<b>5 Year Objective</b>	<b>Annual Objective</b>
(FH1) Update Analysis of Impediments and develop new strategies as warranted for the Fair Housing Plan	Analysis of Impediments – is a review of impediments to fair housing choice in the public and private sector; and a review of local laws, regulations and policies and practices. Impediments are defined as any actions, omissions, or decisions taken because of race, color, religion, gender, disability, familial status or national origin which restrict housing choices or the availability of housing choices.	CDBG	Dept. of Community Initiatives	Update at least once every 5 years	N/A
(FH2) Process and mediate fair housing choice complaints	Citizen complaints- Staff handles complaints as authorized under city municipal codes; complaints not successfully mediated at the client’s request or involving familial status are referred to the local HUD Fair Housing and Equal Opportunity office or the Texas Commission of Human Rights office. Complaints also referred to other participating agencies.	CDBG	Dept. of Community Initiatives, Bexar County Legal Aid Association, Bexar County Resolution Center, local HUD Fair Housing and Equal Opportunity office, Texas Commission of Human Rights office.	Assist 1000 households	Assist 500 households
(FH3)) Conduct outreach and education on fair housing choice	Provide fair housing choice seminars and continuing education.	CDGB	ESL & GED classes, neighborhood associations, industry groups	200 workshops	40 workshops
(FH4) Review rental rehabilitation and new	City staff review building plans to ensure ADA compliance	CDBG	Dept. of Community Initiatives	Review 120 plans	Review 24 plans

construction multifamily building permits to ensure ADA compliance					
(FH5) Update city's Affirmative Marketing Plan policy	City staff establish criteria to sub recipients to develop an Affirmative Marketing Plan	CDBG	Department of Community Initiatives	Update in year one	N/A

***Community and Supportive Services (CSS)- Consolidated Plan Goals***

1. Provide community and supportive services for low – and moderate-income persons and those with special needs
2. Support efforts to continue the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, permanent supportive housing, and supportive housing services
3. Increase financial literacy and wealth building assets

***Overall Strategy – Community and Supportive Services (CSS)***

The types and range of social issues addressed through programs are flexible in order to meet the needs of San Antonio residents. However all major need categories are addressed in the 5 year plan: youth, seniors, people with disabilities, people with HIV/AIDS, homeless, and low- to moderate-income persons in general. The City of San Antonio takes into consideration a number of factors including critical and urgent needs, availability of other funding sources, and consistency with city policies and plans.

**Funding strategy:**

- 100% ESG funds.
- 100% HOPWA funds.
- Up to 15% CDGB – public service funds.
- Neighborhood Revitalization Strategy areas are exempt from the 15% public service funds cap.
- Non-federal funds.

<b>Action Steps</b>	<b>Programs</b>	<b>Fund</b>	<b>Program Partners</b>	<b>5 Year Objective</b>	<b>Annual Objective</b>
(CSS1) Provide assistance to persons with HIV/AIDS and increase number of hospice facilities	Primary medical care, hospice, skilled nursing, housing and rental assistance	HOPWA	Department of Community Initiatives, Non-profit partners	7500 persons	1500 persons
(CSS2) Provide assistance to persons who are homeless	Transitional and permanent supportive housing for families, individuals, and special needs populations representing the gaps in the Continuum of Care System	ESG	Department of Community Initiatives, Continuum of Care partners	22,357 persons	4471 persons
(CSS3) Provide assistance to low- and moderate-income persons and persons with special needs	Services targeting youth, seniors, people with disabilities, and low-moderate income persons in general	CDBG Public Services	Department of Community Initiatives, Non-profit partners	250 persons	50 persons
(CSS4) Provide capacity building to community-based organizations in low- to moderate-income areas	Community Development Corporations, Youth Entrepreneurship, Community mobilization and organizing, Community Development Summit, private-public partnerships	CDBG, general funds	Planning & Development Services, Department of Community Initiatives, Grants Monitoring and Administration: non-profit partners	5 community development summits	1 community development summit
(CSS5) Provide neighborhood code compliance inspections and enforcement	Inspections, enforcement activities, referrals to housing programs, abatement of violations	CDBG	Neighborhoods, citizens, Housing and Neighborhood Services Dept. Code Compliance Division	1500 housing units	300 housing units

**Public and Community Facility (PCF) Improvements Consolidated Plan Goals**

1. Stabilize neighborhoods through investment in public and community facilities improvements

**Overall Strategy – Public and Community Facility (PCF) Improvements**

Improvements include street and drainage, parks and recreation, special need group’s facilities, neighborhood facilities, and improvements to meet health and safety needs. The City of San Antonio takes into consideration a number of factors including critical and urgent needs, availability of other funding sources to leverage CPD funds, and consistency with city policies and plans including neighborhood/community/sector plans, reinvestment plans, and the Annual Improvement Project Report that lists neighborhood plan priorities. The City used a HUD Section 108 loan for major public facility improvements and CDBG funds are used for debt service on the loan.

**Funding strategy:**

- CDBG funds
- 60% of funding will be targeted to the City’s Inner City Reinvestment Core Area.
- Up to 10% of funding for city-wide projects will be targeted to the Neighborhood Revitalization Strategy Area(s).
- \$4.8 million will be used for Section 108 Loan debt service annually

<b>Action Steps</b>	<b>Programs</b>	<b>Fund</b>	<b>Program Partners</b>	<b>5 Year Objective</b>	<b>Annual Objective</b>
(PCF1) Implement improvements to public and community facilities located in low-moderate income areas	Improvements to include but not limited to: sidewalks, drainage, lighting, recreation centers, parks, community centers, libraries, non-profit facilities, and public facilities	CDBG/ Section 108	Capital Improvement Management Services Dept., Center City Office, Community Initiatives Dept., Library Dept., Non-profit agencies, Parks and Recreation Dept, Public Works	90 improvements	18 improvements

			Dept.		
(PCF 2) Remove barriers in city-owned facilities and sidewalks to accommodate disabled populations	<p>ADA accessibility program for modifications to sidewalks and curbs, ADA accessibility improvements to city-owned facilities</p> <p>ADA accessibility assessment of grant sub-recipients (Section 504) and workshop;</p>	CDBG	Public Works Dept., Office of Grants Monitoring and Administration	<p>25 projects</p> <p>30 sub recipients</p>	<p>5 projects</p> <p>6 sub recipients per year</p>
(PCF3) Section 108 Loan Guarantee	Portion of CDBG to repay \$57 million loan	CDBG	Office of Grants Monitoring and Administration	\$24 million	\$4.8 million

***Economic Development (ED) Consolidated Plan Goals***

1. Promote economic development opportunities
2. Promote self-sufficiency
3. Increase financial literacy and wealth building

**Overall Strategy – Economic Development (ED)**

The City will focus on the unmet funding needs of low- and moderate-income areas. Programs to encourage economic development include but are not limited to: neighborhood commercial revitalization, Section 3 Economic and Employment Opportunities, Job Training (under Community Services), business outreach to participate in Enterprise Zone incentives, and rezoning initiatives to encourage small business development and compatible land use in the inner city.

**Funding Strategy:**

- CDBG funds
- 60% of funding will be targeted to the City’s Inner City Reinvestment Core Area.
- Up to 10% of funding for city-wide projects will be targeted to the Neighborhood Revitalization Strategy Area(s).

<b>Action Steps</b>	<b>Programs</b>	<b>Fund</b>	<b>Program Partners</b>	<b>5 Year Objective</b>	<b>Annual Objective</b>
(ED1) Provide technical assistance to businesses	Neighborhood Commercial Revitalization Program	CDBG	Center City Office, Non-profit partners	100 businesses	20 businesses
(ED2) Certify businesses and individuals to participate in the Section 3 program	Section 3 Economic and Employment Opportunities – The program promotes a good faith effort for contractors to hire low- and moderate-income persons. This includes outreach for Section 3 certification of individuals and businesses to participate in HUD funded construction/rehabilitation contracts.	CDBG	Office of Grants Monitoring and Administration, CIMS Dept., Public Works Dept., SA Housing Authority, Community Colleges	625 persons/businesses certified	125 persons/businesses certified

<p>(ED3) Implement comprehensive rezoning of older corridors to encourage small business development</p>	<p>Rezoning of older commercial areas to promote land uses consistent with small business development and with a neighborhood/community/sector plan or revitalization plan. Special districts such as MXD, IDZ, FBZD, and Flex should be considered to promote compatible mixed uses along the corridors.</p>	<p>CDBG, general fund</p>	<p>Planning and Development Services Dept.</p>	<p>500 properties</p>	<p>100 properties</p>
<p>(ED4) Conduct outreach to businesses to take advantage of Empowerment Zone incentives</p>	<p>Empowerment Zone Outreach and Technical Assistance program is designed to promote economic development in distressed communities by using public funds and tax incentives as catalysts for private investment. Businesses located in an EZ are eligible to take advantage of federal tax incentives to hire EZ residents and to expand or improve their business operations.</p>	<p>CDBG</p>	<p>Center City Office</p>	<p>2500 businesses</p>	<p>500 businesses</p>

## **D. Geographic Priorities**

The City of San Antonio has identified specific target areas where the expenditure of Community Development Block Grant and HOME Investment Program funds will be focused. The targeted areas are among the most economically distressed in the City of San Antonio and have many housing and community development needs. These target areas have high levels of unemployment, under-education, and poverty, including a deteriorating housing stock. There are also high levels of vacant, abandoned housing and a high concentration of low-income households, yet these areas are also being quickly impacted by a expanding housing market and fast growing San Antonio community. As San Antonio's population increases, affordable housing becomes more difficult to secure, and market forces continue to impact the affordability of housing in the City of San Antonio making it increasing difficult for residents to live in the communities in which they work. The City continues to focus its effort to secure homeownership opportunities for these individuals and to increase affordable rental housing, especially for the rapidly growing senior population.

The City has an Inner City Reinvestment / Infill Policy. The intent of the policy is to encourage comprehensive reinvestment in areas with existing infrastructure investments in order to achieve sustainable growth through efficient land use and cost-effective delivery of urban services. The policy seeks to remove existing barriers to reinvestment, as well as establish appropriate development standards for new infill development. These development standards are based on long-held policy goals that support sustainable mixed-use, mixed-income, and multi-modal neighborhoods that are better able to meet the City's needs than car-dependent, segregated-use development.

The Inner City Reinvestment / Infill Policy includes all of the following elements:

- New development (housing and commercial) on vacant lots in previously developed areas
- Redevelopment of underused buildings and sites
- Rehabilitation, upgrade, adaptive reuse of existing buildings
- Improved maintenance of existing buildings and sites
- Business recruitment and assistance

## **Part Seven. Neighborhood Revitalization Strategy Area**

### **A. Overview**

Dignowity Hill is approximately one square mile or six hundred and forty acres located just east of downtown San Antonio. Dignowity Hill Park, the heart and approximate center of the neighborhood, is less than a one mile walk or bike ride from some of San Antonio's most famous tourist attractions such as the Alamo, the Riverwalk, and Sunset Station. Dignowity Hill is traversed by several of San Antonio's well known major thoroughfares with direct access to downtown and the interstate. Houston, Commerce, and Nolan provide east west connections to and from downtown. North New Braunfels is a north-south road that connects to Fort Sam Houston and IH-35 to the north and IH-10 to the south. Pine and Hackberry also provide north-south connections. IH-37 is the western boundary of the area. Major VIA bus lines run along Commerce, Houston, Nolan, Hays, and North New Braunfels connecting the area to other parts of the city. A variety of problems plague the area including absentee landlords, code compliance enforcement, vacant homes, and a lack of financial assistance for home maintenance.

This NRSA effort aims to improve the quality of life for residents while attracting businesses. This will be done through a number of initiatives that focus on

1. decreasing the number of vacant lots and housing through rehabilitation and marketing of properties for infill housing,
2. converting renters to owners, improving housing for mid-range level consumers that are cost efficient to allow the renovation of historic structures that are in disrepair,
3. assisting the elderly and disabled to maintain and repair housing,
4. recognizing historic preservation and housing and building restoration as a first priority over demolition, and
5. enhancing and maintain public housing so that it contributes to the beauty of the neighborhood.

The specific proposed NRSA strategies include:

- a. Maintaining and enhancing the neighborhood parks, community centers, and cultural events that promote healthy lifestyles and highlight the historic character of the Dignowity Hill neighborhood;
- b. Improving the wellbeing of the community by eliminating criminal activity through improved public safety measures to ensure that all community members especially children are able to work and play without fear in a safe environment;
- c. Coordinating and integrating development of a mix of neighborhood businesses that serve the immediate residents in the vicinity and establish housing options with diverse age and density that are walkable and secure;
- b. Working with partners and neighbors to enhance the aesthetics of the area by improving sidewalks and road infrastructure to create a safe and friendly environment for pedestrians, motorists, and bicyclists; and
- e. Working toward achieving the goals and objectives that are laid out in the Dignowity Hill Neighborhood Plan.

## **B. Introduction**

The U.S. Department of Housing and Urban Development (HUD) implemented a program in 1996 allowing the designation of distressed urban areas as Neighborhood Revitalization Strategy Areas (HUD Notice CPD 96-01). In a HUD-approved NRSA, many of the limiting regulatory requirements of the Community Development Block Grant (CDBG) program are relaxed or waived to allow a jurisdiction like San Antonio more flexibility in implementing its CDBG Program (Appendix D). The NRSA designation permits a jurisdiction to undertake CDBG activities that it might not otherwise be able to undertake under existing regulations to wage an aggressive development program throughout the proposed strategy area.

The proposed San Antonio Neighborhood Revitalization Strategy Area includes the Census block groups 1, 2 and 3 of Census Tract 1102 and block groups 1 thru 7 of Census Tract 1301(encompassing just parts of 1 and 5). This neighborhood is located where Interstate I-37 ends and intersects with Interstate I-35, and known as Dignowity Hill. A narrative description of the NRSA is listed in Appendix A, and a street map of the NRSA neighborhood is displayed in Appendix B.

According to the 2000 decennial census, there were 5,076 residents and 1,576 households in the proposed NRSA in 1999. The area had a vacancy rate of 15.3%. Of the occupied units, 46.7% were tenant-occupied. The calculated median income for the area was \$17,500, just 48.3% of the median household income of the City of San Antonio (\$36,214).

In December of 2009, the City of San Antonio prepared a document describing the proposed Eastside Reinvestment Plan. Demographic data from this document indicate that the area's current population is approximately 2,100.

## **C. DESCRIPTION OF STRATEGY AREA AND ECONOMIC ASSESSMENT**

### ***Demographic and Economic Profile***

According to the City of San Antonio's 2009 Eastside Reinvestment Plan, there are approximately 2,100 residents living within the eleven block groups that comprise the proposed NRSA. When compared to the Census Bureau's 2008 American Community Survey data, these residents represent 4.6% of the City of San Antonio's population. As of the 2000 decennial census, 67.9% of these residents were white, 6.6% were black, and 1.6% were Asian. American Indian, Alaskan Native, Native Hawaiian or Other Pacific Islander comprised less than 1% each. Some other race made up 19.3%, and 3.9% were of two or more races. The racial composition of the City changed very little between the two studies (2000 Decennial Census and American Community Survey); therefore, it is likely that these figures accurately represent the current racial composition of the proposed NRSA area.

The median household income among residents within the NRSA is \$17,500, which is 48.3% of the City of San Antonio's median. In 1999 (the period referred to by the 2000 census), about 44.9% of the residents were considered to be in poverty, compared to the City's 17.3%. In 2000, female-headed households made up 20.1% of the households, compared to 15.9% citywide. Those with children under 18 years of age made up

approximately 8.5% of all households, which was considerably lower than the 9.3% citywide.

As of the 2000 Census, 15.8% of the residents in the proposed NRSA were unemployed, compared to 6.1% citywide. However, Bureau of Labor Statistics data indicate that the unemployment rate has risen in San Antonio since the 2000 Census took place. If the same rate of increase in unemployment that has taken place throughout the San Antonio Metropolitan Statistical Area (MSA) is applied to the proposed area, the NRSA's current rate of unemployment may be as high as 19.7%.

Educational attainment in the proposed NRSA was lower than in San Antonio on the whole, according to the 2000 Census. Interestingly, there was a slightly higher rate of professional males with advanced degrees beyond college within the proposed NRSA (.52%) than there were throughout the City (.49%), but both of these figures are below one percent. For comparison, 1.6% of all residents in the proposed NRSA held advanced degrees beyond college, while this figure was 7.9% citywide.

Just over one-quarter of the residents within the proposed NRSA had a high school diploma (27.1%, as compared to 24.2% citywide), and more than one-half had less than a high-school education (50.6%, as compared to 24.9% citywide). In the intervening years, the 2008 American Community Survey data for the City of San Antonio estimate that 27.5% of all residents now hold a high school diploma (an increase of more than three points), while 21.1% have less than a high-school education (a decline of nearly four points). At the same time, advanced degrees beyond college increased from 7.9% citywide to 8.1%.

### ***Housing Profile***

Census data show that the proposed NRSA has 1,861 housing units. Of these, 1,576 are occupied, leaving 15.3% of the housing stock vacant. In comparison to the City of San Antonio as a whole, the proposed NRSA has a vacancy rate of more than double the 6.4% rate. American Community Survey data from 2008 estimate that the city's vacancy rate increased to 9.9%, suggesting that the 15.3% rate for the proposed NRSA may well have increased, as well. Even without an increase, the 15.3% rate is high when compared to the national rate of 12.0% in 2008, and extremely high in comparison to the city rate of 9.9% in that same year.

According to 2000 census data, the homeownership rates in the NRSA ranged from a low of 33.5% in block group 1301.00-6 to a high of 75.0%% in block group 1102.00-3, with an overall homeownership rate in the NRSA of just 53.3%. This is about ten% below the city’s homeownership rate of 58.1% in that same year. American Community Survey data estimates the citywide rate increased to 59.7%, while the rate in Bexar County is 63.0% and the nationwide rate is 67.1%.

The housing stock in the proposed NRSA is aging, as 57.3% was built prior to 1950 and is now more than 60 years old. Another 34.3% was built between 1950 and 1980, which, when combined with the pre-1950 housing, yields 91.6% of the housing stock that is in need of attention. Using 1980 as a proxy for the 1979 restriction on the use of lead-based paint products, these figures suggest that nearly all of the housing in this part of the city may pose a health risk due to lead-based paint and other environmental problems.

**D. STRATEGY AREA CRITERIA**

In order to qualify as a Neighborhood Revitalization Strategy Area, certain housing and demographic conditions must be present as discussed below.

***Low/Mod Population***

Per HUD’s regulations, a threshold of 70% low-moderate income was used for the selected NRSA census block groups.<sup>41</sup> As a result of this analysis, ten contiguous Block Groups were selected to comprise the NRSA. Their Low/Mod population characteristics appear in the table below, and an overview map of the area follows.

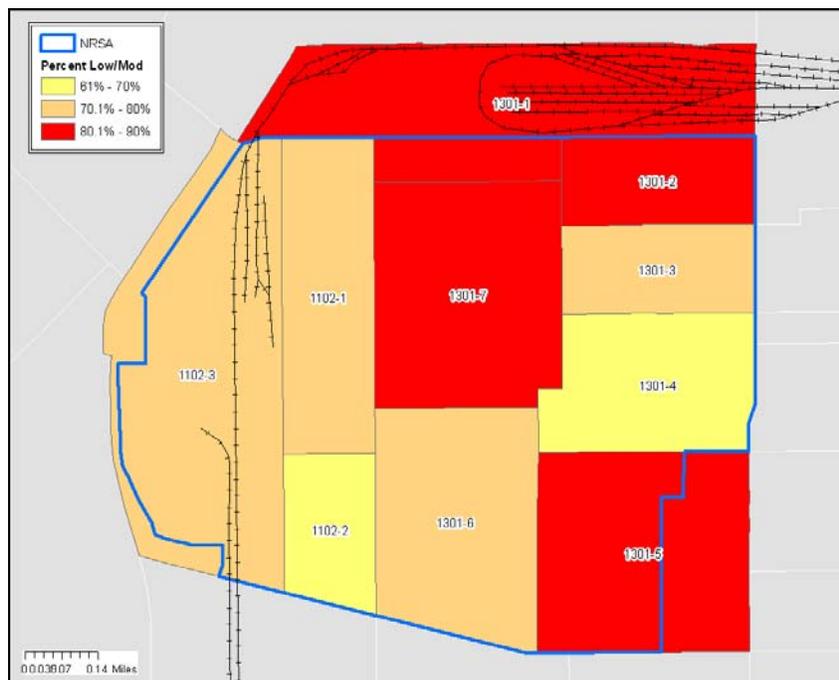
**Qualifying NRSA Block Groups**

Block Group	Low/Mod Population	Low/Mod Universe	Percent Low/Mod
1102-1	600	788	76.1%
1102-2	78	125	62.4%
1102-3	53	68	77.9%
1301-1	199	243	81.9%
1301-2	480	528	90.9%
1301-3	347	487	71.3%
1301-4	362	586	61.8%
1301-5	360	440	81.8%
1301-6	363	488	74.4%
1301-7	811	997	81.3%
Total	3,653	4,750	76.9%

<sup>41</sup> The upper quartile of the 10 Block Groups (or parts) within the municipal boundaries of the City of San Antonio are comprised of 81.8% low- and moderate-income population.

This map illustrates the distribution of the low- and moderate-income population throughout the proposed NRSA. Between 61% and 70% of the population in block groups shaded yellow are low- and moderate-income (1301-4 and 1102-2). Between 70.1% and 80% of the population in block groups shaded orange are low/mod (1102-1, 1102-3, 1301-3 and 1301-6), and red block groups contain from 80.0% to 90% low/mod populations.

**Figure 7-1 Distribution of Low and Moderate Population in NRSA**



### **Residential Character**

One of the greatest weaknesses is that there are a large percentage of vacant properties in the Dignowity Hill neighborhood. A little less than one in five housing units in the

neighborhood are vacant. This is more than twice the city's overall vacancy rate. The percentage of renter occupied and owner occupied housing units are fairly even in Dignowity Hill. There appears to be a significant difference between San Antonio and Dignowity Hill in homeownership and vacancy.

According to 2008 Bexar County Appraisal District (BCAD) data, 92% of residential parcels in Dignowity Hill are single family residential. Approximately 47% of residential parcels receive a homestead exemption. From 2002 to 2008, seven houses in Dignowity Hill have benefited from housing rehabilitation programs provided by the City of San Antonio Housing and Neighborhood Services Department. The programs include a total rehabilitation of the housing and or lead based paint abatement both for rental and owner occupied housing. Housing in Dignowity Hill is very affordable. Approximately 85% of owner-occupied housing is valued at less than \$80,000. Approximately 95% are under \$100,000. The median housing value is about half of San Antonio's overall median housing value.

### ***Housing Affordability***

Households that pay more than 30% of their household income for housing costs are considered to be "cost burdened," and those who pay more than 50% are considered "severely cost burdened."

According to 2000 decennial census data, among renters in the selected NRSA, 44.6% were cost burdened, while another 21.9% were severely cost burdened. This means that nearly one-half of the residents paid more than 30% of their household income for housing costs. In all other comparative geographies (City of San Antonio, Bexar County, and the state of Texas), between 34% and 36% of renters were cost burdened (at 30%) and between 15.5% and 15.7% were severely cost burdened (at 50%). National figures were slightly higher (36.8% cost burdened and 17.6% severely cost burdened), but are still considerably lower than the proposed NRSA.

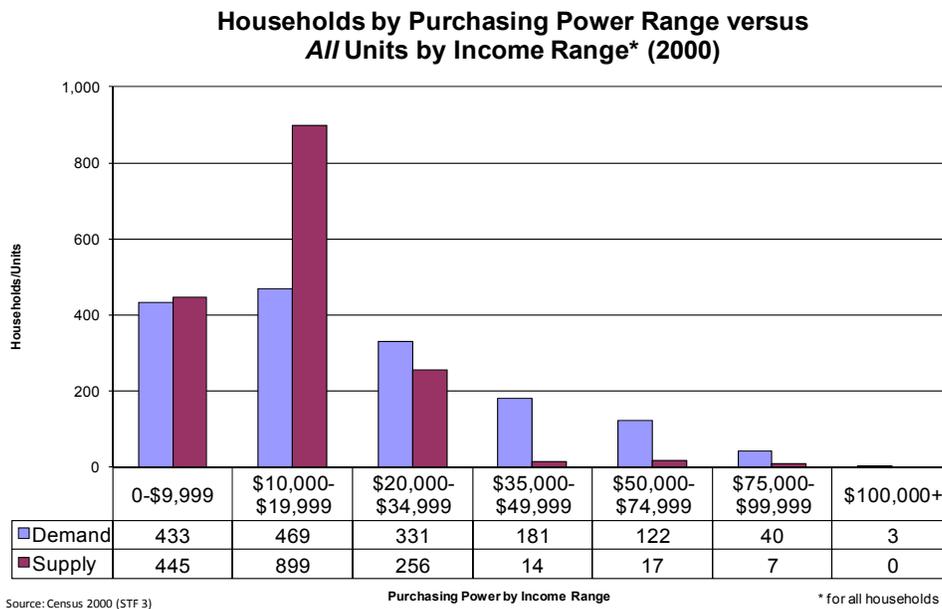
Among homeowners, 30.8% were cost-burdened at 30% or more in the proposed NRSA. Data are not available for severely cost-burdened households; however, this figure is considerably lower in all other geographies. It was just 19% in both the city and county, 18.6% throughout the state of Texas, and 21.8% nationally.

Further, in 1999, 11.8% of all households within the selected area receive some form of public assistance to meet their living expenses. This is more than twice the citywide rate of 5.0%, which, in turn, is higher than the rate for all other geographies—Bexar County (4.6%), State of Texas (3.9%), and national (4.4%). By 2007, the rates for the city and county had not changed significantly (less than one-tenth of one point), allowing a reasonably safe presumption that the characteristics of the proposed NRSA have not shifted over that time.

Households become cost burdened when there is a mismatch between a household's demand (renting/purchasing power) and the supply of units affordable to those households. The following two bar charts compare the housing demand versus the housing supply in the

proposed NRSA. The first chart describes the overall affordability of homeowner and rental units for households of all income ranges in the proposed NRSA. The second chart details homeowner characteristics.

**Figure 7-2 Household by Purchasing Power**



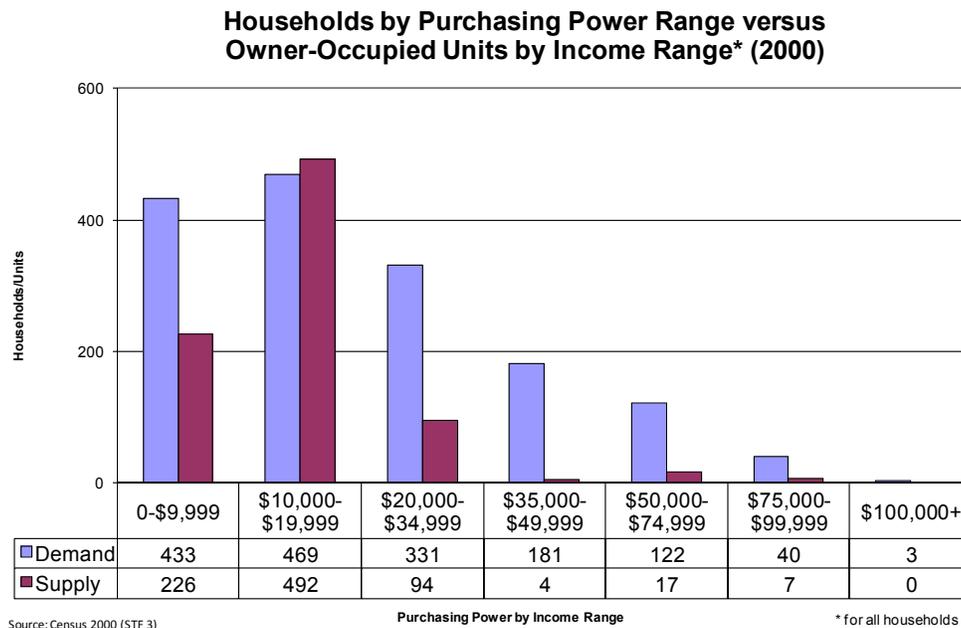
While the chart above shows that there are enough affordable rental and homeowner units for very low-income households (earning \$0-\$19,999), it also shows that there are insufficient affordable units for households earning over \$19,999. Those earning less than \$20,000 could potentially become homeowners, as discussed below. For all income ranges earning \$20,000 and above, the demand for housing far exceeds the supply.

The second chart indicates that the demand for ownership housing exceeds the supply for all income households, except for those households earning between \$10,000 and \$19,999. For example, there are 433 households that earn less than \$10,000. Assuming that an affordable home value is three times a household’s annual income, this income group can

afford a home valued at or less than \$29,999. Unfortunately, as shown in this chart, there are only 226 homes in the proposed NRSA valued in this range.

Demand for ownership housing also exceeds the supply for middle- and upper-income households within the NRSA<sup>42</sup>. There are 331 households earning \$20,000 to \$34,999, yet only 94 units affordable to this group. Similarly, there are 165 upper-income households earning \$50,000 or more and only 24 affordable homeowner units.

**Figure 7-3 Households by Purchasing Power Range versus Owner-Occupied Units by Income Range**



### Geographic Analysis of Affordability

Assuming an affordable unit is 3 times a household's income, there is a mismatch if the median home value divided by the median household income is more than 3. As seen in the following chart, 7 of the 11 block groups within the proposed NRSA have this type of mismatch. These block groups are shaded in the chart.

### Housing Affordability by NRSA Block Group

<sup>42</sup> The median income within the NRSA is approximately \$17,500. This was determined by calculating a weighted average of median incomes in the ten block groups of the NRSA.

Block Group	Median Home Value/ Median Income	Block Group	Median Home Value/ Median Income
1102-1	2.68	1301-3	2.12
1102-2	2.15	1301-4	1.65
1102-3	2.55	1301-5	2.74
1301-1	2.49	1301-6	2.79
1301-2	1.52	1301-7	3.38

The chart below illustrates the income needed to afford a home of the 2000 median home value in each of the block groups of the proposed NRSA. The chart displays two scenarios (one using a 4.5% interest rate and one using 5.5% interest rate), both of which assume a 5% down payment and a 30% affordability index. The results of this analysis show that the median valued home in any block group of the proposed NRSA is affordable to households earning between 34% and 78% of any particular block group's median income.

#### Geographic Affordability of Homeowner Housing

##### Annual Wage (and % AMI) and Down Payment Needed to Buy Various Priced Homes (at 4.5% interest rate)

Block Group	Sales Price (Median Value)	Down Payment	Mortgage Amount	Monthly Mortgage at 4.5% interest	Total Monthly Cost*	Annual Income	Percent of Block Group MI
1102-1	46,900	\$2,345	\$44,555	\$225	\$234	\$9,624	55.0%
1102-2	45,000	\$2,250	\$42,750	\$215	\$224	\$9,234	44.0%
1102-3	43,000	\$2,250	\$42,750	\$206	\$214	\$8,824	52.3%
1301-1	44,700	\$2,235	\$42,465	\$214	\$223	\$9,172	51.2%
1301-2	31,000	\$1,550	\$29,450	\$148	\$154	\$6,361	31.2%
1301-3	38,400	\$1,920	\$36,480	\$184	\$191	\$7,880	43.5%
1301-4	39,600	\$1,980	\$37,620	\$190	\$197	\$8,126	33.9%
1301-5	40,600	\$2,030	\$38,570	\$194	\$202	\$8,331	56.3%
1301-6	42,500	\$2,125	\$40,375	\$203	\$212	\$8,721	57.3%
1301-7	44,500	\$2,225	\$42,275	\$213	\$222	\$9,131	68.5%

##### Annual Wage (and % AMI) and Down Payment Needed to Buy Various Priced Homes (at 5.5% interest rate)

Block Group	Sales Price (Median Value)	Down Payment	Mortgage Amount	Monthly Mortgage at 4.5% interest	Total Monthly Cost*	Annual Income	Percent of Block Group MI
1102-1	46,900	\$2,345	\$44,555	\$253	\$263	\$10,846	62.0%

1102-2	45,000	\$2,250	\$42,750	\$243	\$253	\$10,407	49.6%
1102-3	43,000	\$2,250	\$42,750	\$232	\$241	\$9,944	58.9%
1301-1	44,700	\$2,235	\$42,465	\$241	\$251	\$10,337	57.7%
1301-2	31,000	\$1,550	\$29,450	\$167	\$174	\$7,169	35.2%
1301-3	38,400	\$1,920	\$36,480	\$207	\$215	\$8,880	49.0%
1301-4	39,600	\$1,980	\$37,620	\$214	\$222	\$9,158	38.2%
1301-5	40,600	\$2,030	\$38,570	\$219	\$228	\$9,389	63.5%
1301-6	42,500	\$2,125	\$40,375	\$229	\$239	\$9,828	64.5%
1301-7	44,500	\$2,225	\$42,275	\$240	\$250	\$10,291	77.2%

Source for median home values and median income: U.S. Census Bureau

\*includes property taxes, homeowner & mortgage insurance

This analysis also evaluates the affordability of rental housing in comparison to the cost of homeownership. The analysis assumes households currently renting at the Fair Market Rents for San Antonio (\$792 for a two-bedroom and \$1,022 for a three-bedroom) that are interested in purchasing a home would spend no more than what they are currently paying in housing expenses. Assuming a 4.5% interest rate, a household currently paying the FMR for a two-bedroom can afford a home priced at \$165,500 and one paying the FMR for a three-bedroom can afford a home price of \$213,500.

The table below compares these home prices to the median value of a home in each of the 10 block groups of the proposed NRSA.

#### Housing Affordability

Block Group	Median Home Value	Affordable Price as a % of Median Home Value	
		Affordable price = \$165,500	Affordable price = \$213,500
1102-1	46,900	352.9%	455.2%
1102-2	45,000	367.8%	474.4%
1102-3	43,000	384.9%	496.5%
1301-1	44,700	370.2%	477.6%
1301-2	31,000	533.9%	688.7%
1301-3	38,400	431.0%	556.0%
1301-4	39,600	417.9%	539.1%
1301-5	40,600	407.6%	525.9%

1301-6	42,500	389.4%	502.4%
1301-7	44,500	371.9%	479.8%

As seen in the table above, block group 1301-2 would be the most affordable of the block groups for a renter paying the FMR for an affordable homeowner unit. In this block group, the median home value is \$31,000, whereas a household currently paying the FMR for a two-bedroom unit could afford \$165,500 (533.9% of the median home value). At the other end of the spectrum, block group 1102-1 is the least affordable for renters switching to homeownership, where the median home value is \$46,900. Renters currently paying the FMR could afford a home would get less value for their monthly payments at just 352.9% to 455.2% of this median home value.

In conclusion, the rental market appears to currently meet the demand for affordable units for low- to moderate-income households (earning \$10,000 to \$19,999). According to the homeowner analysis above, these households could potentially become homeowners. However, there is a lack of affordable homeowner units for households of all incomes within the proposed NRSA. As a result, there is a very low homeownership rate in the area.

**Economic Decline**

After a decline that began in the 1950s, Dignowity Hill became a destination for artists and professionals who were buying up some of the big historic homes in the neighborhood and renovating them. Highway construction in the 1950s and 1960s drove residents to other neighborhoods like Alamo Heights, Monte Vista and Terrell Hills. As a result much of the housing stock was converted into rental space and property values began declining. A slow recovery began in 1983 when the City named Dignowity Hill a historic neighborhood. It has continued and even picked up significantly in the last several years.

A city-sponsored planning effort has worked to identify way to encourage private and public investments in the area. Methods suggested in a recently City Council-approved plan identifies methods for accomplishing this including improvements in infrastructure, finding use for vacant lots and changing the zoning in some commercial areas to allow for less intense development more suitable for a residential neighborhood.

**Community Involvement and Consultation**

The Dignowity Hill Neighborhood Plan resulted as part of the visioning process for the reinvestment plan. The planning effort began in June 2009 and included three public meetings and three Planning Team meetings held in the community between June and August 2009. Over 190 different individuals from the community attended one or more of the public meetings to contribute to the planning effort.

Community outreach to inform citizens about the plan was accomplished by several means. The Planning and Development Services Department, together with the Dignowity Hill Neighborhood Association, worked to encourage participation in the neighborhood planning process. Notification of public meetings was sent to more than 1,550 neighborhood stakeholders, property owners and other interested citizens. In addition, news releases were sent to local media and meeting notices were posted online.

The first public meeting held in June gave the community stakeholders an opportunity to identify the things that were adding value to the neighborhood and the things that needed improvement. During the next five meetings, the Planning Team, stakeholders and City Staff created goals, vision statements and action steps for needed and desired improvements in the neighborhood. Representatives from City of San Antonio departments and partnering agencies were also given a chance to present programs, services and projects that the neighborhood could use to improve the quality of life. The fourth meeting was geared toward business owners and business property owners. The final stage of the planning process involved an Open House held in August 2009 at the Historic Homeowner Fair. The Dignowity Hill community members were invited to review the draft document and submit comments and suggestions.

#### **E. Goals of the Strategy Area**

On December 3, 2009 the San Antonio City Council approved an Ordinance adopting the Dignowity Hill Neighborhood Plan, a component of the Master Plan of the City, to supersede the Downtown Neighborhood Plan and the Arena District Eastside Community Plan for an area bound by Sherman Street on the north; North New Braunfels Avenue and St. James Street on the east; Center Street, East Houston Street, East Crockett Street and East Commerce Street on the south; and Interstate Highway 37, Hoefgen Avenue, Chestnut, Live Oak, and Austin Street on the west. The Dignowity Hill Neighborhood Plan is a document created by a diverse group of stakeholders that was designed to serve as a guide for neighborhood action and future growth and development of the planning area. Participants include residents, business owners, property owners, and interested community development partners.

The plan's key role was to communicate the desires of the neighborhood with City Council as well as with City boards, commissions, committees and staff. The plan accomplishes this by virtue of the fact that once it is adopted it becomes a part of the City of San Antonio Comprehensive Master Plan and as such it plays a significant role in guiding the decision-making that staff goes through regarding topics such as rezoning and proposed projects or programs. The plan provides a ready-made listing of the improvements and steps that the residents of the area want. Thus City staff and other agencies can use the plan to prioritize capital improvement projects and the mechanisms used in funding those projects. This

allows staff to maintain a sense of what is occurring in the area and to provide services in a more focused, targeted fashion.

### **Implementation Strategies**

The City of San Antonio developed 22 specific goals as a result of this planning process, and the goals can be grouped into five categories: community facilities and public health; crime and public safety; housing and economic development; transportation, infrastructure and drainage; and taking action. A more detailed description of these broader categories and their individual goals follows.

#### COMMUNITY FACILITIES AND PUBLIC HEALTH

Maintain and enhance the neighborhood parks, community centers, and cultural events that promote healthy lifestyles and highlight the historic character of the Dignowity Hill neighborhood

- Goal 1: Establish attractive community facilities and increase usage by neighborhood residents and visitors
- Goal 2: Enhance the historic character of the neighborhood
- Goal 3: Promote health and wellness and provide opportunities to educate residents about healthy living

#### CRIME AND PUBLIC SAFETY

Improve the wellbeing of the community by eliminating criminal activity through improved public safety measures to ensure that all community members especially children are able to work and play without fear in a safe environment

- Goal 4: Create a safe environment that is inviting to residents and visitors by working as a community with the City to abolish drug trafficking, burglary, prostitution, loitering, and any other crimes
- Goal 5: Enhance public safety by participating in beautification efforts
- Goal 6: Encourage responsible pet ownership
- Goal 7: Stress neighborhood responsibility

#### HOUSING AND ECONOMIC DEVELOPMENT

Coordinate and integrate development of a mix of neighborhood businesses that serve the immediate residents in the vicinity and establish housing options with diverse age and density that are walkable and secure

Goal 8: Increase homeownership through infill development and housing rehabilitation

Goal 9: Well maintained and diverse housing stock

Goal 10: Preserve the unique historic character of Dignowity Hill

Goal 11: Institute sustainable green building standards and environmental design for homes and businesses

Goal 12: Expand neighborhood businesses that are convenient and safe for residents and visitors to easily access and enjoy

Goal 13: City government that is more responsive to the needs of the neighborhood

#### TRANSPORTATION, INFRASTRUCTURE, AND DRAINAGE

Work with partners and neighbors to enhance the aesthetics of the area by improving sidewalks and road infrastructure to create a safe and friendly environment for pedestrians, motorists, and bicyclists

Goal 14: Create safe connections for walking and bicycling between residences, parks, and cultural activities

Goal 15: Create a pedestrian safe and friendly environment

Goal 16: Improve safety and mobility along neighborhood streets and to downtown

Goal 17: Beautify the area to add upon and reflect the character of the area

Goal 18: Ensure streets and sidewalks are free from debris and clutter in order to create a welcoming environment for tourists and neighbors

Goal 19: Reduce flooding in the neighborhood through maintenance of the drainage system

#### TAKING ACTION

Work toward achieving the goals and objectives that are laid out in the Dignowity Hill Neighborhood Plan

Goal 20: Achieve the plan's goals and objectives through organizing available resources

Goal 21: Provide outreach to increase the Plan Action Team membership, and to establish partnerships that will aid in implementation

Goal 22: Ensure reliable and timely implementation of the plan by prioritizing objectives and routinely monitoring plan progress

### ***Performance Measures***

Performance measures have been established to quantify the elements of the proposed NRSA development strategy as follows:

1. A minimum of three new structures or reoccupied structures annually
2. Greater than 50% of residents are home owners
3. A minimum of 5 houses annually receive some sort of rehabilitation subsidy for renovations
4. A minimum of 5 elderly property owners utilizing a grant or incentive to repair or maintain their housing annually
5. No structures are demolished that do not pose a serious threat to public health, safety, or welfare
6. 100% of public housing developments contribute to the beauty of the neighborhood
7. Approved design guidelines for Dignowity Hill Historic District

### **F. Boundaries of the NRSA**

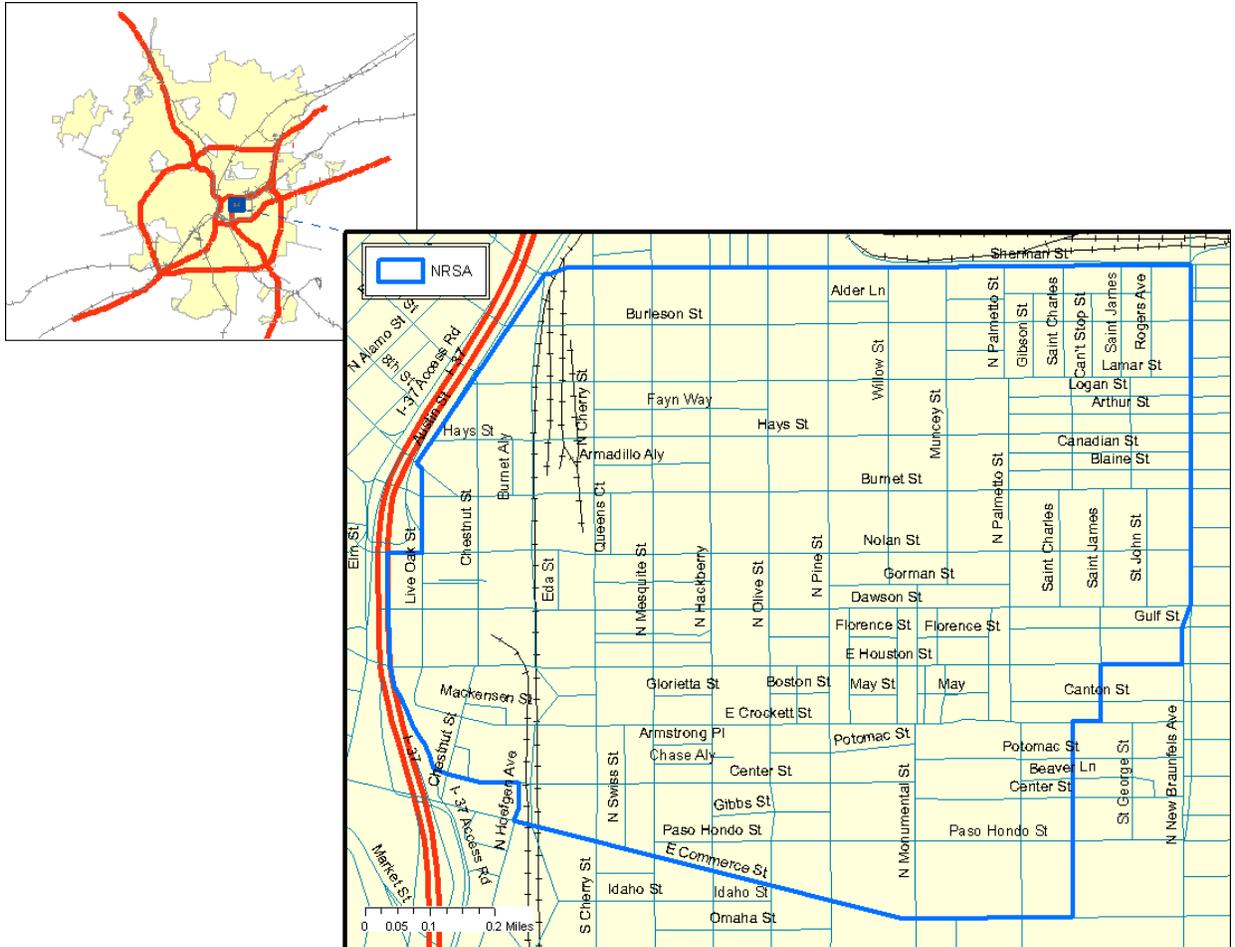
The proposed Neighborhood Revitalization Strategy Area is made up of 1.02 square miles, representing 0.2% of San Antonio's total 465.77 square miles. It is comprised of block groups 1102-1, 1102-2, 1102-3, 1301-1, 1301-2, 1301-3, 1301-4, 1301-5, 1301-6, and 1301-7, clustered east of the central city at the intersection of Interstates I-35 and I-37. The proposed NRSA is within the perimeter bounded by the following streets.

Beginning at the intersection of North New Braunfels Avenue and Sherman Street at the northeastern edge of the selected geography, proceed:

- South to East Houston Street
- West to Saint James
- South to East Crocket Street
- West to Saint James (continuation)
- South to East Commerce Street
- West, then Northwest to North Hoefgen Avenue
- North to Center Street
- West to the Interstate 37 on-off ramp and following the Interstate
- North to Nolan Street
- East to Live Oak Street

- North to Brooklyn Avenue
- Northwest to Austin Street
- Northeast to Sherman Street
- East to North New Braunfels Avenue

**FIGURE 7-4 MAP OF THE SAN ANTONIO NRSA**



## **APPENDIX A – Park and Recreation Facilities**

Site	Address	Amenities, Special Facilities, Notes	Acres
Acequia	8500 Mission Parkway 78223		73.1
Acme	534 S. Acme Road 78237	pavilion, playground, basketball, volleyball, 1.7 hard surface trail, restroom	2.8
Adam's Hill	2003 Hunt Lane S 78245		1.93
Alamo Plaza <u>Reservations</u>	300 Alamo Plaza 78205	Operated by <u>Downtown Operations Department</u>	1.1
Alderete <u>Reservations</u>	300 Aurora 78228	playscape, pavilion, restrooms, athletic fields	7.6
Amistad	1600 Tampico 78207	Athletic fields	6.1
Apache Creek	2901 El Paso St. 78207	Athletic fields	80.8
Arnold <u>Reservations</u>	1011 Gillette Road 78224	<u>Ramirez Community Center</u> , recreational programming, playscape, pavilion, restrooms, hard-surface trail (.62 miles), athletic fields	24.6
Bamberger Nature Park	12401 Babcock Rd. 78249	nature trails	70.91
Bellaire	733 Ansley Road 78221	pavilion, restroom, playscape, picnic units, skate plaza .15 of hard surface trail	6.5
Belmeade	119 W. Hathaway 78209		4.4
(Father Albert) Benavides <u>Reservations</u>	1500 Saltillo 78207	pavilion, playground, restroom, athletic fields	8.0
Blossom	15015 Heimer Road 78232	playground, athletic fields	17.6
<u>Botanical Garden</u>	555 Funston	gardens, conservatory	33.2
Brackenridge	3700 N. St. Mary's 78209	<u>Joske, Cypress, and Koehler pavilions, San Antonio Zoo, Sunken Garden Theatre, Japanese Tea Garden,</u>	343.7

<u>Park History</u>		playscapes, Lambert Beach and Tony "Skipper" Martinez athletics fields, fishing in San Antonio River, restrooms	
Brooks	3605 Goliad Road 78235		21.4
Brown Property	9601 Villemain Road 78214		26.5
Buckeye	1600 Wildwood 78201	playground, basketball court	0.5
Calaveras	10441 Sulpher Springs Road 78101		146.7
Calderon	600 SW 19th 78207	Athletic fields, Calderon Boys & Girls Club	2.5
<u>Camargo Reservations</u> <u>Park History</u>	5738 Castroville 78227	4 pavilions, kitchen, playscape, bandstand, 32 picnic units	45.0
<u>Cassiano Reservations</u> <u>Park History</u>	1728 Potosi 78207	Pool, pavilion, restroom, playground, basketball court	5.2
Catalina	1400 Fresno 78201		0.8
Cathedral Rock Nature Park (Acme Gravel Tract)	8400 Grissom Road 78251	playscape, nature trail, trail head, restrooms	56.863
Cedar Creek Golf	8250 Vista Colina 78255	Golf	174.5
City Cemeteries	2015 E. Commerce 78202		41.0
Coliseum Oaks Park	101 Ambrosia 78220	trail, open play area	3.84
<u>Collins Gardens</u> <u>Park History</u>	1525 Nogalitos 78204	covered shelter, restroom, playground , basketball courts,tennis courts, soft surface .79 trail.	8.4
Columbus	500 Columbus 78207	3 shelters, restroom, basketball court, bocce courts, statue, fountain	2.1
Comanche Lookout	15551 Nacogdoches 78247	1.7 mile of nature hiking trail, playground (next to Semmes Library)	80.9
Commanders House	647 S. Main 78204	Seniors Program	2.3

<u>Concepcion Reservations</u>	600 E. Theo 78210	Pool, playground, restroom, athletic field	21.4
(Bonnie) Conner (formerly Hausman Road Park)	13300 Woller Road 78249	pavilion, playground, picnic units	24.055
<u>Copernicus Reservations</u>	5003 Lord Road 78220	Community Center, pavilion, playscape, restrooms, basketball court, athletic fields, .5 mile hard-surface trail	21.0
<u>Crockett Reservations</u> <u>Park History</u>	1300 N. Main 78212	gazebo, playscape	5.3
Crownridge	7222 Luskey Blvd. 78256	pavilion, trails, natural features, public art features, restrooms	207.790
<u>Cuellar Reservations</u>	5626 San Fernando 78237	Pool, Community Center, playscape, restrooms, athletic fields, .5 mile hard-surface trail	27.0
Culebra Creek Park	10919 Westwood Loop 78254	practic youth sports fields for soccer, football, rugby and softball	145.3
Dafoste	210 Dafoste 78220	Shelter, playscape, basketball court, tennis courts	15.1
<u>Dawson Reservations</u>	2500 E. Commerce 78203	Community Center, playscape, basketball court, athletic fields, tennis court	4.2
Dellcrest	1701 Diane 78220	playground, athletic fields	6.0
Dellview	507 Basswood 78213	Pool, pavilion, playscape, restrooms, athletic fields	5.5
<u>Denver Heights Reservations</u>	300 Porter	Community Center, athletic fields, basketball court, tennis court	4.2
Dignowity	701 Nolan 78202	pavilion, basketball court, plaza area	3.2
<u>Eisenhower Reservations</u>	19399 NW Military Hwy. 78257	3 pavilions, 2 restrooms, playscape, 94 picnic units, hard and soft nature trails	317.0
Elmendorf Lake	3700 W. Commerce 78237	Pool, lake, restrooms, playscape, athletic fields	29.6
Escobar Field	1400 S. Zarzamora 78207	basketball, tennis, volleyball, handball, multi-use courts	6.0
Espada	1750 S.E. Military 78214		10.8

Fairchild	1214 E. Crockett 78202	Pool, 14 lighted tennis courts, clubhouse, restrooms, playscape	6.8
(Nani) Falcone Community	7625 Mystic Park 78254	2 playscapes, pavilion, restroom, disc golf course	65.51
Farias	1012 Leal St. 78207	Pavilion, basketball courts, playground	2.1
Flores	803 Southcross 78211	Pool, 2 shelters, restrooms, playground, basketball and tennis courts, athletic fields	10.0
Forge	1900 W. Pyron 78211	Playground, athletic field, basketball and tennis courts	3.1
<u>Friedrich</u>	21395 Milsa 78256	natural area, outdoor classroom, trails	632.915
Friesenhahn	15701 O'Connor Road 78247	Pond, nature trails, playscape	11.8
Garcia	1200 N. Frio 78207	4 picnic table/barbecue units, hard surface trail	5.6
(Frank) Garrett Multi-Service Center	1400 Menchaca	Recreational, Community Initiatives and Health Services	5.2
Garza <u>Reservations</u>	1450 Mira Vista 78228	Pool, Community Center, playscape, athletic fields, basketball and tennis courts, walking trail	21.5
Gateway Terrace	5605 Stony Brook 78242		5.3
Golden <u>Reservations</u>	7801 Somerset Road 78211	playscape, pavilion, 2 basketball courts, picnic tables	15.9
(Edwyn) Gorrell Memorial Park	4802 DeZavala Road 78249	playground, picnic units, walking trail	24.81
<u>Phil Hardberger Park</u>	1021 Voelcker Lane 78230	First Phase under construction, estimated completion Spring 2010	311
Harlandale <u>Reservations</u>	301 Sussex 78221	Community Center, athletic fields, playground, basketball court, jogging trail (.25 miles)	11.1
Haskin	200 Haskin 78209	playground	0.9
Healy Murphy	210 Nolan 78205	playground, basketball court, multi-use courts	1.0
HemisFair	600 HemisFair Park 78205	Tower of the Americas, water features, World's Fair	15.0

		historic structures	
Heritage Duck Pond	900 Ellison Dr. S. 78245	pond, playscape, pavilion, gazebo, covered basketball court, walking trail	6.734
Herrera	130 "I" St. 78210	playground, restroom, basketball court, athletic field	4.5
Highland <u>Reservations</u> <u>Park History</u>	901 Rigsby 78210	<u>Bode Community Center</u> , playground, 6 tennis courts	4.9
Highland HS Tennis	3119 Elgin 78210	Athletics	0.8
Huebner Creek	6300 Whitby Road 78240		11.140
Ingram Hills	3803 Majestic Drive 78228		.680
Iron Horse Canyon	14712 Iron Horse Way 78023	not open to public/pending amenities	593.739
J Street <u>Reservations</u>	3500 J St. 78220	Creek, fishing, pavilion, playground, athletic fields, basketball and tennis courts, nature trails	11.8
James	1300 Rittiman Road 78234	playground, restroom, athletic fields, hard and soft surface trails .5 miles	89.6
(LB) Johnson <u>Reservations</u>	10700 Nacogdoches 78217	<u>Alva Jo Fischer Softball Complex</u> , <u>Hamilton Community Center</u> , playscape, athletic fields, basketball court, creek	77.8
Johnson Fountain	300 E. Crockett 78205		0.2
Kallison	9700 Moroga 78217		15.2
Lou Kardon Park (Rittiman Creek)	6161 Gibbs Sprawl Rd. 78218	playground, restroom, athletic fields, picnic tables	23.39
Kelly Area Park	949 W. Thompson Place 78226		3.5
<u>Kennedy Softball Complex/Pool</u>	3101 Roselawn 78226	Pool, Softball Complex, restrooms, pavilion, basketball and tennis courts, .5 miles of hard-surface walking trail	35.8
Kenwood	305 Dora 78212	Pool, 2 playgrounds, athletic fields, basketball court, hard-surface trail	6.5

(M.L.) King	3503 ML King Drive 78220	Pool, playground, restrooms, athletic fields, basketball and tennis courts, .33 miles of hard surface trail, stream, fishing	116.2
King Plaza	2202 E. Houston St. 78202		0.3
King William Reservations	131 King William 78204	gazebo	0.7
Kingsborough	350 Felps 78221	Pool	12.9
La Villita	418 Villita 78205		shops, plazas
Lackland Terrace	7902 Westshire 78227	athletic fields, playground, <u>Virginia Gill Community Center</u> , soft-surface trail (.25 miles)	7.2
Lakeside Park	5640 Lakefront Dr. 78222	lake, trails, picnic tables	30.42
Las Palmas	503 Castroville 78237	pool, YMCA Center, playground, athletic fields, basketball court	5.5
Lee's Creek	1215 E. Sunshine 78228		7.8
(Jesse James) Leija (formerly San Fernando) Gym	400 W. Travis 78205	gym, boxing program, adult basketball leagues	0.9
Leon Creek Greenway	12160 Babcock Road	soft surface and natural hike and bike trails along Leon Creek. Features include Buddy Calk Trailhead and Earl Scott Pond. Parks adjacent to greenway include Bamberger, O.P. Schnabel and Leon Vista	103.4 acres
Leon Vista Park	8561 Rochelle Rd. 78240		6.10
Levi Strauss	6100 Old Hwy 90 West 78227	Athletic field	19.8
Lincoln Reservations	2915 E. Commerce 78202	Pool, Community Center, Shelter, restroom, playground, athletic fields, basketball courts	32.7
Lockwood	801 N. Olive 78202	Community Center, shelter, playground, athletic fields, basketball court	3.8
Los Angeles Heights	1700 W. Hermosa 78201	covered basketball court	0.0

<u>Madison Square Reservations</u>	400 Lexington 78215	picnic tables	5.1
<u>Mahncke Park History</u>	3400 Broadway 78209		10.0
Martinez	201 Merida 78207	pavilion, athletic fields, basketball& tennis courts	9.8
<u>Maverick Reservations Park History</u>	1000 Broadway 78215		3.0
<u>McAllister Reservations Park History</u>	13102 Jones-Maltsberger 78247	4 pavilions, restrooms, 156 picnic units, 8 baseball fields, dog park, 3 miles of trails (hard, soft, nature)( <b>trail map</b> )	995.7947
(Bryan) McClain Park	15700 O'Connor 78247	pavilion, 18-hole disc golf course	97
<u>Meadowcliff Reservations</u>	1240 Pinn Road 78227	Community Center	0.5
Medina Base Road	6303 Medina Base Road 78227	pavilion, playscape, trails, skate plaza	44.534
Medina River Natural Area	15890 Highway 16 S 78264	trails, camping, pavilion	511.63
<u>Milam Reservations Park History</u>	501 West Commerce 78207	gazebo, playscape, soft trail (.25 miles)	3.5
<u>Millers Pond Reservations Park History</u>	6175 Pearsall Road 78242	Community Center, pavilion, restrooms, playscape, pond with fishing, athletic fields, basketball court, hard-surface trail (.25 miles)	42.2
Mission Del Lago Golf	1250 Mission Grande 78221	Golf	182.7
Mission Parkway	3600 Mission Parkway 78214		72.4
<u>Monterrey Reservations Park History</u>	5909 W. Commerce 78237	Pool, <u>Melendrez Community Center</u> , Playscape, restrooms, athletic fields, basketball & tennis courts, walking trail (.4 miles)	51.0

Monticello	400 Club Drive 78201		0.5
Morrill	238 E. Hart 78214	Playground, 2 basketball courts	1.4
Mud Creek	16675 Jones Maltsberger 78232	trails	67.370
Navarro	500 NW 24th St. 78207	Playground, athletic field, basketball court	3.0
New Territories	9023 Bowen Drive 78250	pool, clubhouse, tennis courts, basketball courts	13.07
<u>Normoyle Reservations</u>	700 Culberson 78211	Pool, Normoyle Community Center, pavilion, restrooms, athletic fields, basketball & tennis courts, skate plaza	30.2
Northampton	8989 FM 78 (Seguin Rd) 78109		20.607
Northside Tennis Ctr.	7001 Culebra 78238	tennis courts	5.0
Oak Haven	16400 Parkstone 78232	basketball court, tennis court, trails	9.5
Oak Hills	200 Edgeville 78229		8.1
Ojeda	1100 N. Trinity 78207	basketball court, playground	2.3
<u>Olmos Basin Reservations</u>	651 Devine 78209	Pavilion, restrooms, 4 playscapes, athletic fields, stream	1,010.0
Olympia	2101 Basse 78213	Pavilion, playground, athletic field, basketball court	2.1
<u>Palm Heights Reservations</u>	1201 W. Malone 78225	Community Center, playground, basketball court, tennis courts	2.0
<u>Palo Alto Reservations</u>	1625 Palo Alto 78211	Pavilion, playground, athletic fields, basketball and tennis courts, trails.	12.0
Palo Alto Terrace	9700 Celeste Dr. 78211	pavilion, restroom, playground, athletic fields, basketball and tennis courts	7.2
Panther Springs	21456 Blanco Road 78258	park area leased to YMCA	281.190
Pearsall	4700 Old Pearsall Road 78242	includes dog park where dogs are allowed off leash	91.0
(Oscar) Perez	8601 Timber Path	playscape, small shelter, basketball court, trail, skate	17.017

Memorial Park		plaza	
Pershing	500 Sandmeyer 78208	playground, athletic fields, basketball court	1.9
Pickwell	6911 Pickwell 78223	playground, restroom, athletic field, basketball court, tennis court, soft trail (.35 miles)	11.0
Pittman-Sullivan <u>Reservations</u>	1101 Iowa 78203	YMCA branch, pavilion, restrooms, playground, athletic fields, basketball courts, tennis courts	25.4
Plaza De Armas	100 Plaza de Armas 78205		1.2
Plaza De Las Islas <u>Reservations</u>	100 W. Commerce 78205		0.9
(Camille) Price Memorial Park (Northridge)	100 Dalewood 78209		5.3
(Paul) Pytel	6220 S. New Braunfels 78223	playground, restroom, hard surface trail (.53 miles)	34.4
Rainbow Hills	528 Rasa Drive 78227	pavilion, restroom, basketball court, playground, Jean Yates Community Center	7.5
Rancho Diana	9680 Menchaca 78255	not open/awaiting development	639.87
River Walk	S. Alamo to Lexington 78205		15.4
Riverside Golf Course	203 McDonald 78210	Golf	175.8
Romana Plaza	100 Camden 78205		0.2
Roosevelt <u>Reservations</u> <u>Park History</u>	331 Roosevelt 78210	Pool, playground, restroom, basketball court, community rental facility	12.9
Rosedale <u>Reservations</u> <u>Park History</u>	303 Dartmouth 78237	YMCA branch, mass picnic facility with kitchen, restrooms, 2 pavilions, two playscapes, athletic fields, basketball courts, tennis courts, hard-surface trail (.5 miles)	61.8
Royal Gate	5801 Windy Hill 78242	playground, athletic fields, basketball & tennis courts	8.2

SA Natatorium	1430 W. Durango 78207	Indoor pool	2.9
San Jose Burial Pk	8235 Mission Rd 78214		83.8
San Juan-Brady <u>Reservations</u> <u>Park History</u>	2307 W. Calaveras 78207	Community Center, playground, athletic fields, basketball & tennis courts	4.8
San Pedro <u>Reservations</u> <u>Park History</u>	1315 San Pedro 78212	Pool, gazebo, restrooms, playground, Koger Stokes Softball Complex, McFarlin Tennis Center, skate plaza	46.0
Scates	434 N. Meadow Lane 78209	1 multi-purpose field, playground, 5 picnic units	.5600
O.P. Schnabel <u>Reservations</u> <u>Park History</u>	9606 Bandera 78240	YMCA branch, 1 pavilion, 1 playscape, restroom, athletic fields, basketball courts, nature trails (4.5 miles)	202.0
Skyline	800 Green Valley 78219	playground, athletic fields, basketball court	1.2
(Tom) Slick	7400 HWY 151 78227	athletic fields, restroom, covered playground, pavilion, nature trails (.5 miles), pond	62.772
Smith	1301 Buena Vista 78207	playground	0.3
South San <u>Reservations</u>	2031 Quintana Rd. 78211	Community Center, basketball court, restroom	1.3
Southside Lions <u>Reservations</u>	3100 Hiawatha 78210	Pool, Community Center, lake, fishing, 4 pavilions, two playscapes, restrooms, athletic fields, basketball and tennis courts, nature trails, skate plaza	600
Spanish Governors Palace	105 Plaza de Armas 78205		0.4
Spicewood	3139 Fidelia Drive 78224		31.8
Spring Time	6571 Spring Time 78249	swimming pool, skate plaza	2.756
Stinson	900 March 78214	athletic fields	75.0
Stone Oak	20395 Stone Oak Parkway 78258	(Phase I open) covered shelter, trails, natural features	245.30

Sunrise <u>Improvement Project</u>	6525 Binz-Engleman Rd. 78244		5.500
Sunset Hills	500 Inspiration 78228	Pool, Recreation Program	1.9
(Frank) Tejada Park	541 Division 78214	playground, restroom, athletic field, basketball and tennis courts	8.9
Tobin <u>Reservations</u> <u>Park History</u>	1900 W. Martin 78207	Community Center, basketball court	1.1
Tobin, Robert L. B.	100 Ira Lee Lane 78218	mulch trail	60.590
Travis <u>Reservations</u> <u>Park History</u>	301 E. Travis 78205		2.6
Upper Salado Creek Greenway	15300 Huebner Road	hike and bike trails	75.440
Van De Walle	1925 Herbert 78227	playground, basketball court	0.7
Veterans Memorial Plaza	intersection of Jefferson and Martin St. between Martin and Municipal Way 78205	Plaza with memorials to Vietnam, World War II, Korean veterans as well as all veterans of war	
Victoria	800 E. Durango 78210	Recreation Program	0.9
Vidaurri <u>Reservations</u> <u>Park History</u>	1201 Merida 78207	pavilion, playground, restroom, softball field, basketball court	7.7
Villa Coronado	11031 Renova 78214	pavilion, playground, restroom, athletic fields, basketball & tennis courts	14.8
<u>Walker Ranch H.L. Park</u> <u>Reservations</u>	12603 West Ave. 78216	Playscape, Pavilion, trails	90
Ward <u>Reservations</u> <u>Park History</u>	435 E. Sunshine 78228	Pool, Community Center, playground, softball fields, basketball courts	4.2
Westwood Village	7627 SW Military 78227	Pool, playground	2.7

(John Randolph) Wheeler Park (formerly Chestnut Springs)	10239 Ingram Road	walking trail, benches, picnic units	3.55 acres
Willow Springs Golf	202 Coliseum 78219	Golf	188.0
Wilshire Terrace	1301 Rittiman Rd. 78218		11.2
Windgate Ranch	12940 SH 211 78254	not open/pending amenities	1033.236
Windsor	2300 Ingleside 78213	playground, athletic field, tennis court	2.5
Woodard	1011 Locke 78208	Community Center, playground, athletic field, basketball court	3.9
Woodlawn Lake <a href="#">Reservations</a> <a href="#">Park History</a>	1103 Cincinnati 78201	Pool, gymnasium, lake, fishing, canoeing, lighthouse, pavilion, restrooms, playscape, basketball court, athletic fields, tennis court	62.0

## **Appendix B – Hospitals and Medical Facilities**

# National Health and Nutrition Examination Survey Referrals – BEXAR COUNTY

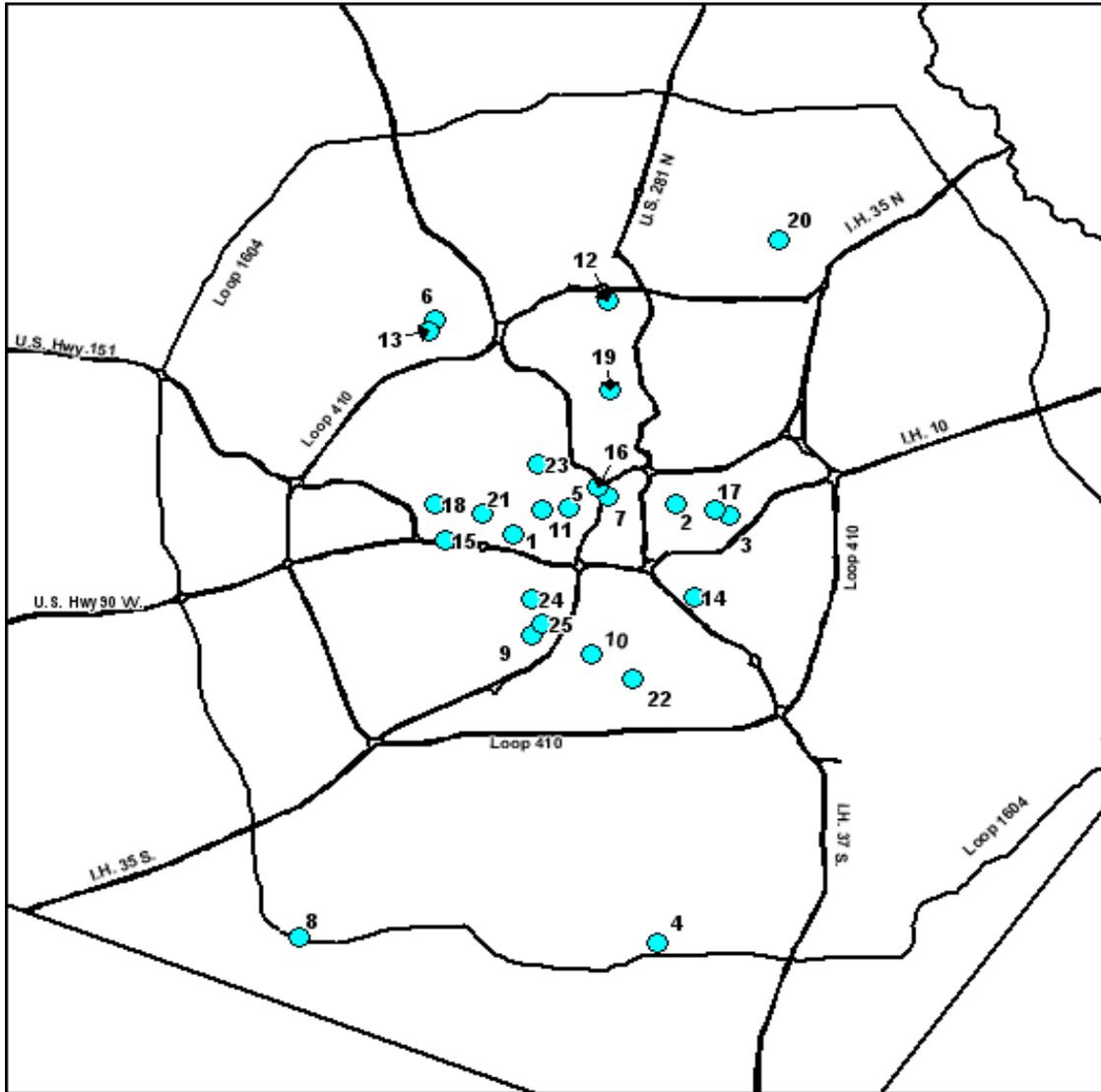
September 2008

## Key Phone Numbers

City of San Antonio Services	311
United Way Helpline	211
Emergencies	911
Non-Emergency EMS/Fire Department	207-7744
American Red Cross	224-5151
Battered Women's Shelter	733-8810
Bexar County Medical Society (BCMS)	301-4391
Center for Health Care Services (Mental and Behavioral Health)	731-1300
City of San Antonio Family Violence	207-2313
City of San Antonio Gang Reporting/Youth Crimes	207-7777
City of San Antonio Household Hazardous Waste	520-9633
Child Abuse Hotline	1-800-252-5400
Child Protective Services	333-2004
Children's Health Insurance Program	1-800-647-6558
Children's Emergency Shelter	212-2560
Children's Shelter	212-2510
Family Violence Prevention Services	930-3669
Poison Control	1-800-222-1222

Rape Crisis Center Hotline	349-7273
San Antonio Metro Health District	207-8730
<ul style="list-style-type: none"> <li>• Dental Health - Administration</li> <li>• STD/HIV/AIDS Clinic</li> <li>• TB Program &amp; Clinic</li> </ul>	<ul style="list-style-type: none"> <li>207-8895</li> <li>207-8830</li> <li>207-8823</li> </ul>
San Antonio Police Department	207-7273
<ul style="list-style-type: none"> <li>• West- 7000 Culebra</li> <li>• East- 3635 E Houston</li> <li>• North- 13030 Jones Maltsberger</li> <li>• Northwest- 5020 Prue</li> <li>• South- 711 W Mayfield</li> </ul>	<ul style="list-style-type: none"> <li>207-7420</li> <li>207-7781</li> <li>207-8126</li> <li>207-7425</li> <li>207-8191</li> </ul>
San Antonio Police Department Crisis Response Teams	
<ul style="list-style-type: none"> <li>• Northside</li> <li>• Westside</li> <li>• Eastside</li> <li>• Central</li> </ul>	<ul style="list-style-type: none"> <li>207-8129</li> <li>434-3883</li> <li>207-2062</li> <li>207-4013</li> </ul>
Texas Department of Health and Human Services, Region 8	949-2000
Texas Department of Health and Human Services, Welfare Department	655-8760
VIA Metropolitan Transportation Services	362-2020

## Medical Clinics



- |    |   |    |  |
|----|---|----|--|
| 1  | Barrio Family Health Center                 | 14 | University Family Health Center – Southeast    |
| 2  | Bishop Ernest T. Dixon Jr. Clinic           | 15 | University Family Health Center – Southwest    |
| 3  | Dr. Frank Bryant Health Center              | 16 | University Health Center – Downtown            |
| 4  | La Mision Family Health Care Clinic         | 17 | University Health System – Eastside Clinic     |
| 5  | Lanier Student Health Center                | 18 | University Health System - Old Hwy 90 Clinic   |
| 6  | South Texas Veterans Health Care            | 19 | University Health System - Kenwood Clinic      |
| 7  | Santa Rosa Clinic                           | 20 | University Health System - Naco Perrin Clinic  |
| 8  | Somerset Family Clinic                      | 21 | University Health System - Salinas Clinic      |
| 9  | South Park Medical Care Center              | 22 | University Health System - South Flores Clinic |
| 10 | Southside Center                            | 23 | University Health System - Westend Clinic      |
| 11 | University Center for Community Health/TDI  | 24 | University Health System - Zazamora Clinic     |
| 12 | University Family Health Center – North     | 25 | Wesley Primary Care Clinic                     |
| 13 | University Family Health Center – Northwest |    |  |

## Medical Care

### **Barrio Family Health Center**

1102 Barclay

San Antonio, TX 78207

(210) 434-2368

<http://www.communicaresa.org>

Service Description: Provides comprehensive and preventive medical care from Board Certified physicians whose specialties include family practice, pediatrics, and internal medicine. Services include obstetrical care, immunizations, annual physical exams, and family planning. Also pediatric acute and well-child care are offered. Adult acute and chronic disease (diabetes/heart disease) management and podiatry services are available. Health Education services include individual and group counseling for chronic disease management, nutrition, weight loss, and exercise. Pharmacy, laboratory and x-ray available on site. On-site screening and application services for Medicaid and other public insurance programs.

Hours of operation: 8:00 - 5:00 Monday, Wednesday, Friday; 8:00 - 7:00 Tuesday, Thursday

Fees charged: Sliding fee scale, private insurance, Medicaid, Medicare

### **Bishop Ernest T. Dixon Jr. Clinic**

1954 E. Houston, Suite 201

San Antonio, TX 78202

(210) 527-1505

[www.mhm.org](http://www.mhm.org)

Service Description: Offers board certified family practice physicians, pediatrics, adult medicine, women's health and wellness, laboratory, immunizations, gynecology, electrocardiograms, and physical exams to persons who are low income uninsured.

Eligibility requirements: Reside in San Antonio/South Texas with 150% poverty level, no health coverage; do not accept Medicare, Medicaid, or private insurance

Hours of operation: 8:00 - 4:30 weekdays

Fees charged: Sliding scale, based upon family size and income

### **Dr. Frank Bryant Health Center**

3066 E. Commerce

San Antonio, TX 78220

(210) 233-7020

[www.communicaresa.org](http://www.communicaresa.org)

Service Description: Provide comprehensive and preventive medical care (pediatrics, family medicine, internal medicine). Services include obstetrical care, immunizations, annual physical exams, and family planning. Also pediatric acute and well-child care are offered. Adult acute and chronic disease (diabetes/heart disease) management and podiatry services are available. Health Education services include individual and group counseling for chronic disease management, nutrition, weight loss, and exercise. Pharmacy available on site. On-site screening and application services for Medicaid and other public insurance programs.

Hours of operation: 8:00 - 5:00 Monday, Wednesday, Thursday and Friday; 8:00 - 7:00 Tuesday  
Fees charged: Sliding fee scale, private insurance, Medicaid, Medicare

### **La Mision Family Health Care Clinic**

19780 U.S. Hwy 281 South  
San Antonio, TX 78221  
(210) 626-0600  
[www.dcssa.org](http://www.dcssa.org)

Service Description: Offers comprehensive family medical care provided by board-certified family practitioners. Pharmacy, lab and x-ray also provided.

Eligibility requirements: Accepts Medicare, Medicaid and most other forms of insurance  
Hours of operation: 8:00 - 4:30 weekdays  
Fees charged: Sliding fee scale for uninsured based on income and family size

### **Lanier Student Health Center**

1514 W. Durango  
San Antonio, TX 78207  
(210)224-4991  
[www.centromedsa.com](http://www.centromedsa.com)

Service Description: Provides medical care, physical exams, laboratory screenings, immunizations, dental services, educational programs (nutrition, substance abuse), individual counseling and referrals to other agencies.

Eligibility requirements: All students enrolled at Sidney Lanier High School and surrounding elementary and middle schools; call for school listing

Intake procedure: Parental consent is required

Hours of operation: Medical: 8:00 - 12:00 weekdays; Dental: 1:00 - 5:00 Monday through Thursday

Fees charged: Sliding fee scale; insured patients welcome

### **Outpatient Clinics – South Texas Veterans Health Care System**

7400 Merton Minter Blvd.  
San Antonio, TX 78229

(210) 617-5300

[www.vasthcs.med.va.gov](http://www.vasthcs.med.va.gov)

Service Description: The hospital operates eight satellite outpatient clinics and four Vet Centers located in San Antonio, Harlingen, Corpus Christi, McAllen, Victoria, and Laredo. These community based clinics provide health services including general medicine and mental health.

Eligibility requirements: Veterans with service connected disabilities have highest priority; non-service connected may also be eligible

Fees charged: Co-pay for care for non-service connected disabled veterans

**Physician Referral Service – Bexar County Medical Society**

6243 W IH-10, Suite 600

San Antonio, TX 78201

(210) 301-4368

[www.bcms.org](http://www.bcms.org)

Service Description: Website assists individuals locate physicians by specialty, area of town, insurance participation and language spoken.

Eligibility requirements: Open to the public

Intake procedure: Call with a description of needs

Hours of operation: 8:00 - 5:00 weekdays; always available online at [www.bcms.org](http://www.bcms.org), click on Find a Doctor

Fees charged: No fees

**Santa Rosa Clinic – El Centro del Barrio**

333 N. Santa Rosa, Suite 4671

San Antonio, TX 78207

(210) 738-8222

[www.centromedsa.com](http://www.centromedsa.com)

Service Description: Provides primary health care services to meet health and wellness needs. Pregnancy testing also available. Also offers low-income women, ages 18-64, access to screening and diagnostic services (mammograms and/or pap tests) for breast and cervical cancer.

Eligibility requirements: Bexar County residents

Intake procedure: Appointments preferred, walk-ins accepted

Hours of operation: 8:00 - 5:00 Monday, Tuesday, Thursday and Friday; 9:00 - 6:00 Wednesday

Fees charged: Sliding fee scale, insured patients welcome

**Somerset Family Clinic – El Centro del Barrio**

7315 S. Loop 1604 West

Somerset, TX 78069

(210) 624-3045

[www.centromedsa.com](http://www.centromedsa.com)

Service Description: Provides comprehensive outpatient primary health care to include ob/gyn, laboratory, pharmacy and medical social work services. Also offers low-income women, ages 18-64, access to screening and diagnostic services (mammograms and/or pap tests) for breast and cervical cancer.

Eligibility requirements: Bexar County residents, particularly those in southern Bexar County

Intake procedure: Appointments preferred, walk-ins accepted

Hours of operation: 8:00 - 5:00 Monday and Friday; 9:00 - 6:00 Tuesday, Wednesday and Thursday

Fees charged: Sliding fee scale, insured patients welcome

### **South Park Medical Care Center – El Centro del Barrio**

6315 S. Zarzamora

San Antonio, TX 78211

(210) 924-9254

[www.centromedsa.com](http://www.centromedsa.com)

Service Description: Provides comprehensive outpatient primary health care to include Family Practice, Pediatrics, and OB/GYN, pharmacy, laboratory, medical social work services and pregnancy testing. Also offers low-income women, ages 18-64, access to screening and diagnostic services (mammograms and/or pap tests) for breast and cervical cancer.

Eligibility requirements: Bexar County residents, particularly those in southern Bexar County

Intake procedure: Appointments preferred, walk-ins accepted

Hours of operation: 8:00 - 7:00 Monday through Thursday; 8:00 - 5:00 Friday; 9:00 - 1:00 Saturday

Fees charged: Sliding fee scale, insured patients welcome

### **Southside Clinic – El Centro del Barrio**

910 S.W. Military Drive

San Antonio, TX 78221

(210) 923-4646

[www.centromedsa.com](http://www.centromedsa.com)

Service Description: Provides comprehensive outpatient primary health care to include family practice, pediatrics, OB/GYN, dental, laboratory, medical social work services, and pregnancy testing. Also offers low-income women, ages 18-64, access to screening and diagnostic services (mammograms and/or pap tests) for breast and cervical cancer.

Eligibility requirements: Bexar County residents, particularly those in south San Antonio and Bexar County

Intake procedure: Appointments preferred, walk-ins accepted

Hours of operation: Medical 8:00 - 5:00 weekdays; OB/GYN 8:00 - 5:00 weekdays; Dental 8:30 - 5:00 Monday, Tuesday, Thursday, Friday, 9:00 - 5:00 Wednesday

Fees charged: Sliding fee scale, insured patients welcome

**University Center for Community Health/Texas Diabetes Institute**

701 S. Zarzamora

San Antonio, TX 78207

(210)358-7000

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: The Village of Hope houses a developmental disability program to offer comprehensive care for children who are developmentally delayed. The Texas Diabetes Institute is a nationally-renowned center providing a comprehensive approach to the prevention and treatment of diabetes. Provides renal dialysis services.

Eligibility requirements: CARELINK monthly payment plan uses a simple formula based on family size/income to determine amount owed for services.

Hours of operation: 8:30 - 5:00 weekdays

Fees charged: CARELINK program for residents who qualify

**University Family Health Center - Northwest**

2140 Babcock, Suite 200

San Antonio, TX 78229

(210)358-8820

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Provides family oriented health care services, focusing on preventive health care. Offers care for acute and chronic illnesses, as well as minor trauma such as lacerations, sprains and minor outpatient surgery.

Eligibility requirements: CARELINK monthly payment plan uses a simple formula based on family size/income to determine amount owed for services.

Hours of operation: 7:45 - 4:00 Monday and Tuesday, 7:45 - 8:00 Wednesday, 9:00 - 4:45 Thursday, 7:45 - 4:00 Friday

Fees charged: CARELINK program for residents who qualify

**University Family Health Center - Southeast**

1055 Ada

San Antonio, TX 78228

(210) 358-5511

Service Description: Provides primary and family care services, including preventative care such as well-baby checkups and immunizations.

Eligibility requirements: CARELINK monthly payment plan uses a simple formula based on family size/income to determine amount owed for services.

Hours of operation: 8:30 - 5:00 weekdays  
Fees charged: CARELINK program for residents who qualify  
Fees charged: CARELINK program for residents who qualify

**University Family Health Center - Southwest**

2121 S.W. 36<sup>th</sup> Street  
San Antonio, TX 78237  
(210)358-5100

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Provides family-oriented health care services, focusing on preventive health care. Offers care for acute and chronic illnesses as well as minor trauma such as lacerations, sprains and minor outpatient surgery.

Eligibility requirements: CARELINK monthly payment plan uses a simple formula based on family size/income to determine amount owed for services.  
Hours of operation: 8:00 - 8:00 Monday through Thursday; 8:00 - 4:00 Friday, 8:00 - 12:00 Saturday  
Fees charge: CARELINK program for residents who qualify

**University Health Center - Downtown**

527 N. Leona  
San Antonio, TX 78206  
(210)358-3661

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Provides primary care and 109 specialty outpatient services. Services offered include cardiology, pediatrics, geriatrics to include cognitive disorders such as Alzheimer's, ophthalmology, diabetes intervention and clinical research. The center also provides full-scale obstetrical services for normal and complicated pregnancies.

Eligibility requirements: CARELINK monthly payment plan uses a simple formula based on family size/income to determine amount owned for services  
Hours of operation: 8:30 -5:00 weekdays  
Fees charge: CARELINK program for residents who qualify

**University Health System - Eastside Clinic**

210 N. Rio Grande  
San Antonio, TX 78202  
(210)244-7981

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers immunizations, maternity examinations, well-child, family planning and STD exams for adults

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - Old Hwy 90 Clinic**

911 Old Hwy 90

San Antonio, TX 78237

(210)433-3279

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers immunizations, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System- Kenwood Clinic**

301 Dora

San Antonio, TX 78212

(210)736-1536

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers immunizations, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - Naco Perrin Clinic**

4020 Naco Perrin

San Antonio, TX 78217

(210)207-5000

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers immunizations, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - Salinas Clinic**

630 S. General McMullen

San Antonio, TX 78237

(210)435-9771

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers immunization, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - South Flores Clinic**

7902 S. Flores

San Antonio, TX 78221

(210) 924-2552

[www.univeristyhealthsystems.com](http://www.univeristyhealthsystems.com)

Service Description: Offers immunization, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - Westend Clinic**

1226 N.W. 18<sup>th</sup> Street

San Antonio, TX 78207

(210)207-2437

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - Zarzamora Clinic**

4503 S. Zarzamora

San Antonio, TX 78211

(210)921-6500

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers immunization, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**Wesley Primary Care Clinic**

1406 Fitch

San Antonio, TX 78211

[www.mhm.org](http://www.mhm.org)

Service Description: Offers board certified family practice physicians for adults, adolescents and children. Includes laboratory, immunizations, gynecology, electrocardiograms and physical exams.

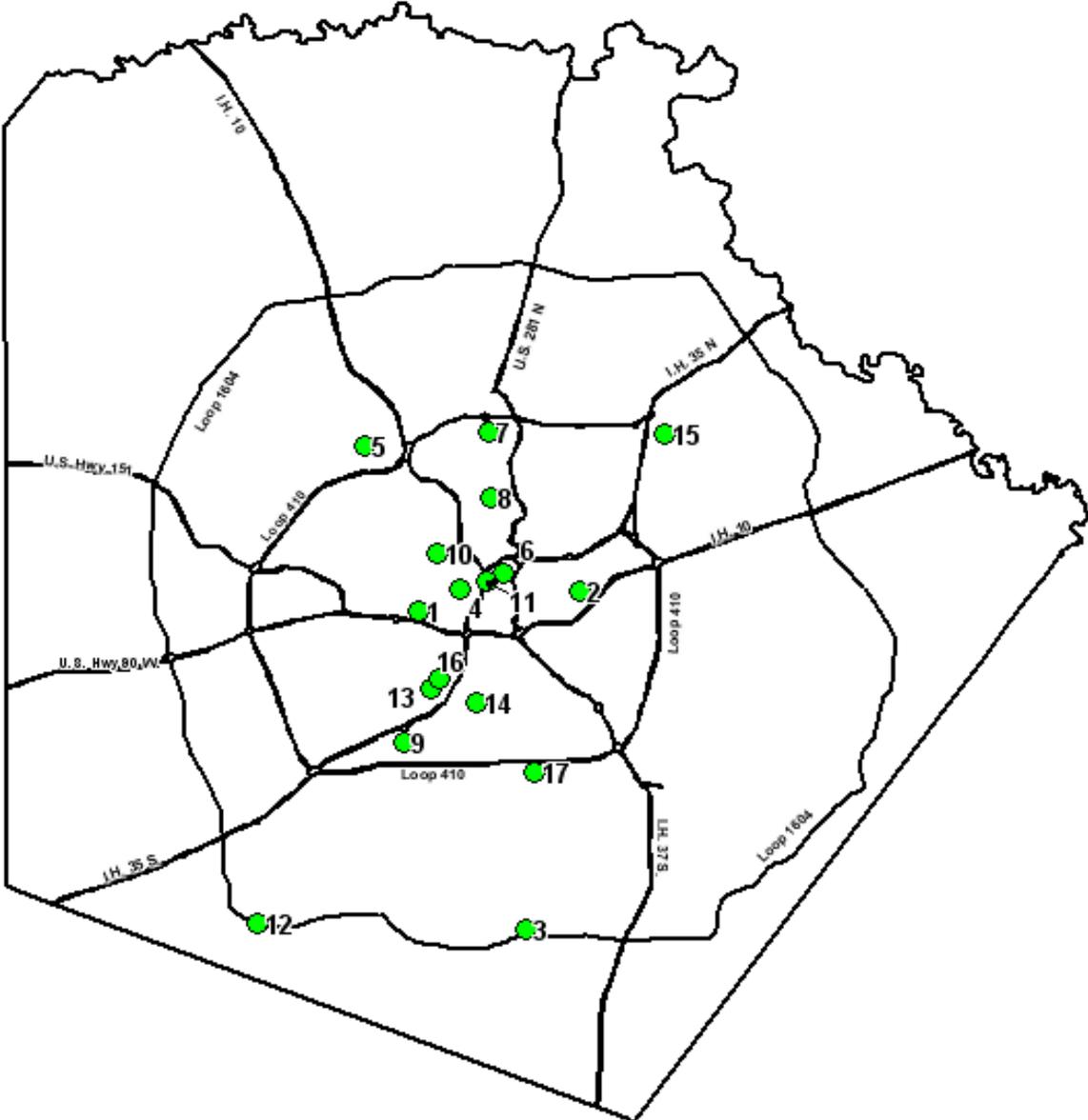
Eligibility requirements: Persons with less than 150% poverty level and no health coverage; do not accept persons with Medicaid, Medicare or Private Insurance

Intake procedure: Must provide proper documents such as photo ID, social security card (if available), proof of income and proof of residence

Hours of operation: 8:00 - 5:00 weekdays; 8:00 - 7:00 Tuesday and Thursday; 8:00 - noon some Saturdays

Fees charged: Sliding scale fee according to income and family size

# Dental Clinics



- |  |  |
|--|--|
| 1 Barrio Family Health Center                        | 10 Metro Health District - Westend     |
| 2 Dr. Frank Bryant Health Center                     | 11 Santa Rosa Clinic                   |
| 3 La Mision Family Health Care Clinic                | 12 Somerset Family Clinic              |
| 4 Lanier Student Health Center                       | 13 South Park Dental Clinic            |
| 5 UTHSC Dental School                                | 14 Southside Clinic                    |
| 6 San Antonio Christian Dental Clinic                | 15 Walzem Clinic                       |
| 7 San Antonio College of Medical & Dental Assistants | 16 Wesley Primary Care Clinic – Dental |
| 8 Metro Health District - Kenwood Clinic             | 17 Wesley Villa Coronado – Dental      |
| 9 Metro Health District - Southwest Branch           |  |

**Barrio Family Health Center**

1102 Barclay  
San Antonio, TX 78207  
(210) 434-2647

[www.comunicaresa.org](http://www.comunicaresa.org)

Service Description: Offers preventive and restorative services to children and adults. Dental services include exams, cleanings, sealants, fillings, extractions, root canals, crowns, bridges and dentures. On-site screening and application services for Medicaid and other public insurance programs.

Hours of operation: 8:00 - 5:00 Monday, Wednesday, Friday; 8:00 - 7:00 Tuesday, Thursday  
Fees charged: Sliding fee scale; private insurance; Medicaid and Medicare

**Dr. Frank Bryant Health Center - Dental**

3066 E. Commerce  
San Antonio, TX 78220  
(210) 233-7096

[www.comunicaresa.org](http://www.comunicaresa.org)

Service Description: Offers preventive and restorative services to children and adults. Dental services include exams, cleanings, sealants, fillings, extractions, root canals, crowns, bridges and dentures. Pediatric dentistry including sedation available through partnership with UTHSC Dental School. On-site screening and application services for Medicaid and other public insurance programs.

Hours of operation: 8:00 - 5:00 Monday, Wednesday, Thursday and Friday; 8:00 - 7:00 Thursday  
Fees charged: Sliding fee scale for uninsured, private insurance, Medicaid, Medicare

**La Mission Dental Clinic**

19780 U.S. Hwy 281 South  
San Antonio, TX 78221  
(210) 626-0635

[www.dcssa.org](http://www.dcssa.org)

Service Description: Offers exams, cleanings, fillings and extractions.

Eligibility requirements: Uninsured, accepts Medicaid

Hours of operation: 8:00 - 4:00 Monday through Thursday; 9:00 - 3:00 Friday

Fees charged: Sliding fee scale based on family size and income

**Lanier Student Health Center – El Centro del Barrio**

1514 W. Durango  
San Antonio, TX 78207  
(210) 224-4991  
[www.centromedsa.com](http://www.centromedsa.com)

Service Description: Provides medical care, physical exams, laboratory screenings, immunizations, dental services, educational programs (nutrition, substance abuse), individual counseling and referrals to other agencies.

Eligibility requirements: All students enrolled at Sidney Lanier High School and surrounding elementary and middle schools; call for school listing

Intake procedure: Parental consent is required

Hours of operation: Medical: 8:00 - 12:00 weekdays; Dental: 1:00 - 5:00 Monday through Thursday

Fees charged: Sliding fee scale; insured patients welcome

**Outpatient Clinic Screening – UTHSC Dental School**

7703 Floyd Curl Drive  
San Antonio, TX 78229  
(210) 567-3215  
[www.dentalscreening.com](http://www.dentalscreening.com)

Service Description: Screens patients for acceptance as teaching case for dental treatment by graduate and undergraduate dental students.

Eligibility requirements: Available for appointments two times a month

Intake procedure: By telephone; or apply online at [www.dentalscreening.com](http://www.dentalscreening.com)

Hours of operation: 8:00 - 5:00 weekdays

Fees charged: Minimal fees cover cost of materials only

**San Antonio Christian Dental Clinic**

112 Auditorium Circle  
San Antonio, TX 78205  
(210) 226-8041

Service Description: Provides restorative dental services to low income adults in a caring Christian environment for patients living in San Antonio.

Eligibility requirements: Must be 18 years or older, San Antonio resident, and meet poverty guidelines; serve unemployed and underemployed

Intake procedure: By appointment only

Documents Required: Driver' license or ID, ss cards for everyone in household; proof of income;

utility bills; phone bills; bank statement;  
Hours of operation: 9:00 - 5:00 Tuesday through Friday  
Fees charged: Lab fee required  
Area served: San Antonio, zip codes beginning with "782"

**San Antonio College of Medical and Dental Assistants**

7142 San Pedro Avenue  
San Antonio, Texas 78216  
(210) 366-5524  
Service Description: Extensive dental treatment ages 12 and older

**San Antonio Metro Health District - Kenwood Dental Clinic**

302 Dora St.  
San Antonio, Texas 78212  
(210)731-9968

Service Description: Children ages 1-21, SAMHD/UHS maternity patients  
Eligibility requirements: High-risk individuals; no one is denied care based on inability to pay.  
Hours of operation: 7:45 - 4:30 weekdays  
Fees charged: Fees based on income

**San Antonio Metro Health District - Southwest Branch Dental Clinic**

9011 Poteet-Jourdanton Hwy  
San Antonio, TX 78225  
[www.sanantonio.gov/health](http://www.sanantonio.gov/health)

Service Description: Children ages 1-21; SAMHD/UHS maternity patients  
Eligibility requirements: High-risk individuals; no one is denied care based on inability to pay.  
Hours of operation: 7:45 - 4:30 weekdays  
Fees charged: Fees based on income

**San Antonio Metro Health District - Westend Dental Clinic**

12267 N.W. 18<sup>th</sup> St.  
San Antonio, TX 78207  
(210)207-2437  
[www.sanantonio.gov/health](http://www.sanantonio.gov/health)

Service Description: Adult emergencies, SAMHD/UHS maternity patients.  
Eligibility requirements: High-risk individuals; no one is denied care based on inability to pay.  
Hours of operation: 7:45 - 4:30 weekdays  
Fees charged: Fees based on income

**Santa Rosa Dental Clinic**

333 N. Santa Rosa St.  
San Antonio, TX 78207-3198  
(210) 704-2074  
[www.christussantarosa.org](http://www.christussantarosa.org)

Service Description: Provides extensive dental care to children up to the age of 18, especially those with unique medical needs. Patients can be referred from Santa Rosa Children's Clinic programs, from private practitioners and other health care agencies.

Intake procedure: By referral  
Hours of operation: 8:00 - 4:30 weekdays

**Somerset Family clinic (Dental) – El Centro del Barrio**

7315 S. Loop 1604 West  
Somerset, TX 78069  
(210) 624-3045  
[www.centromedsa.com](http://www.centromedsa.com)

Service Description: Provides preventive care, emergency diagnostic and basic restorative dental services. Dental laboratory and x-ray available.

Eligibility requirements: Bexar County residents, particularly those in south San Antonio and Bexar County

Intake procedure: Appointments preferred, walk-ins accepted  
Hours of operation: 8:00 - 5:00 Monday, Tuesday, Friday; 9:00 - 5:00 Wednesday  
Fees charged: Sliding fee scale, insured patients welcome

**South Park Dental Clinic – El Centro del Barrio**

910 Wagner  
San Antonio, TX 78211  
(210) 924-7344  
[www.centromedsa.com](http://www.centromedsa.com)

Service Description: Provides preventive care (general and pediatrics), emergency diagnostic and basic restorative dental services. Dental laboratory and x-ray available.

Eligibility requirements: Bexar County residents, particularly those in south San Antonio and Bexar County

Intake procedure: Appointments preferred, walk-ins accepted  
Hours of operation: 8:00 - 7:00 Monday through Thursday; 8:00 - 5:00 Friday; 9:00 - 1:00 Saturday  
Fees charged: Sliding fee scale, insured patients welcome

**Southside Clinic – El Centro del Barrio**

910 S.W. Military Drive  
San Antonio, TX 78221  
(210) 923-4646  
[www.centromedsa.com](http://www.centromedsa.com)

Service Description: Provides comprehensive outpatient primary health care to include family practice, pediatrics, OB/GYN, dental, laboratory, medical social work services, and pregnancy testing. Also offers low-income women, ages 18-64, access to screening and diagnostic services (mammograms and/or pap tests) for breast and cervical cancer.

Eligibility requirements: Bexar County residents, particularly those in south San Antonio and Bexar County

Intake procedure: Appointments preferred, walk-ins accepted

Hours of operation: Medical 8:00 - 5:00 weekdays; OB/GYN 8:00 - 5:00 weekdays; Dental 8:30 - 5:00 Monday, Tuesday, Thursday, Friday, 9:00 - 5:00 Wednesday

Fees charged: Sliding fee scale, insured patients welcome

**Walzem Clinic – El Centro del Barrio**

5253 Walzem  
San Antonio, TX 78218  
(210) 651-1050  
[www.centromedsa.com](http://www.centromedsa.com)

Service Description: Provides comprehensive outpatient primary health care, including family practice, dental, medical, health counseling, laboratory and pregnancy testing. Also offers low-income women, ages 18-64, access to screening and diagnostic services (mammograms and/or pap tests) for breast and cervical cancer.

Eligibility requirements: Bexar County residents, particularly those in northeast San Antonio

Intake procedure: Appointments preferred; walk-ins accepted

Hours of operation: Medical 8:00 - 5:00 weekdays; Dental 8:00 - 5:00 Monday, Tuesday, Thursday, Friday, 9:00 - 5:00 Wednesday; OB/GYN 8:00 - 5:00 weekdays

Fees charged: Sliding fee scale; insured patients welcome

**Wesley Primary Care Clinic – Dental Care**

1406 Fitch  
San Antonio, TX 78211  
(210) 922-6922  
[www.mhm.org](http://www.mhm.org)

Service Description: Provides dental services to include prophylaxis (cleanings), fluoride treatments, examinations, fillings, extractions, composites, root canals and preventive education. Will see

emergency cases with availability of staff. Appointments required. Referrals given for procedures not available.

Eligibility requirements: No insurance and less than 150% poverty level

Intake procedure: Must provide proper documentation such as photo ID, social security, proof of income and proof of residence

Hours of operation: 8:00 - 4:30 weekdays; some Saturdays

Fees charged: Sliding fee scale according to income and family size; do not accept Medicaid, Medicare or supplemental insurance

### **Wesley Villa Coronado – Dental Care**

11030 Ruidosa St.

San Antonio, TX 78214

(210) 627-2622

Service Description: Provides dental services to include prophylaxis (cleanings), fluoride treatments, examinations, fillings, extractions, composites, root canals, and preventive education. Will see emergency cases with availability of staff. Appointments required. Referrals given for procedures not available.

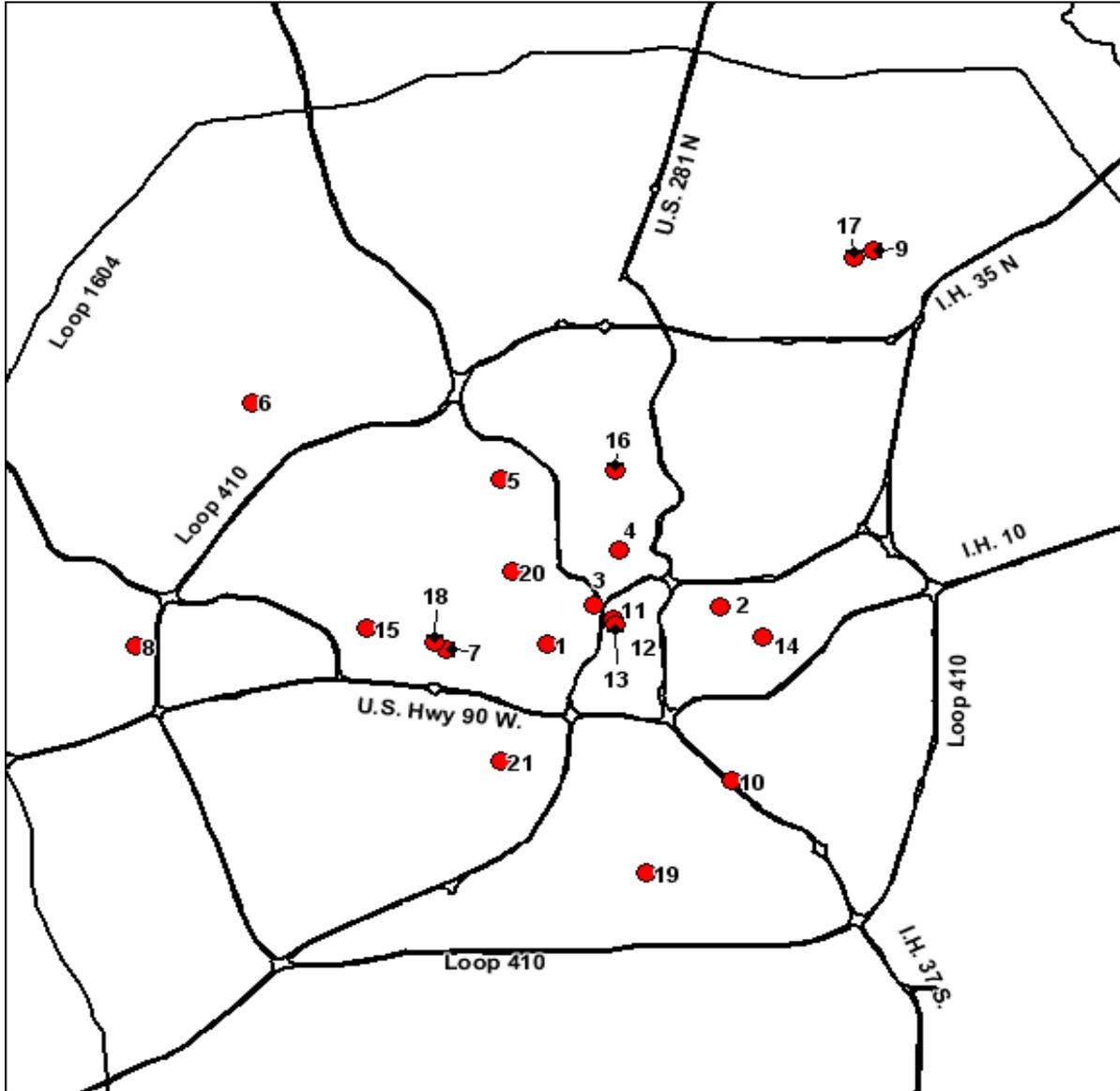
Eligibility requirements: No insurance and less than 150% poverty level

Intake procedure: Must provide proper documentation such as photo ID, social security, proof of income and proof of residence

Hours of operation: 8:00 - 4:30 weekdays

Fees charged: Sliding fee scale according to income and family size

# STD Clinics



- |    |  |    |   |
|----|--|----|---|
| 1  | Hope Action Care – Guadalupe             | 12 | Project S.A.F.E.                        |
| 2  | Hope Action Care - New Braunfels         | 13 | Metro Health District – STD Clinic      |
| 3  | Family Planning Program, UHC - Downtown  | 14 | University Health System – Eastside     |
| 4  | Planned Parenthood – Ashby Clinic        | 15 | University Health System - Old Hwy 90   |
| 5  | Planned Parenthood – Babcock Clinic      | 16 | University Health System - Kenwood      |
| 6  | Planned Parenthood – Bandera Road Clinic | 17 | University Health System - Naco Perrin  |
| 7  | Planned Parenthood – Las Palmas Clinic   | 18 | University Health System - Salinas      |
| 8  | Planned Parenthood – Marbach Clinic      | 19 | University Health System - South Flores |
| 9  | Planned Parenthood – Northeast Clinic    | 20 | University Health System - Westend      |
| 10 | Planned Parenthood – Southeast Clinic    | 21 | University Health System - Zarzamora    |
| 11 | Project IMAGE – Family Planning Clinic   |    |   |

## **STD Testing and Treatment**

Hope Action Care - Guadalupe  
1711 Guadalupe  
San Antonio, TX 78207  
(210) 212-4235  
[www.hopeactioncare.org](http://www.hopeactioncare.org)

Service Description: Offers health education, risk prevention, case management, and mental health and substance abuse counseling. Also offers health screening for HIV, STD, hepatitis, and diabetes.

Hours of operation: 8:30 - 5:00 weekdays  
Fees charged: No fees.

## **Hope Action Care - New Braunfels**

913 N. New Braunfels  
San Antonio, TX 78202  
(210) 212-5001  
[www.hopeactioncare.org](http://www.hopeactioncare.org)

Service Description: Offers health education, risk prevention, case management, and mental health and substance abuse counseling. Also offers health screening for HIV, STD, hepatitis, and diabetes.

Hours of operation: 8:30 - 5:00 weekdays  
Fees charged: No fees

## **Family Planning Program at UHC - Downtown**

527 N. Leona  
San Antonio, TX 78207  
[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers reproductive health care including birth control, breast, pelvic and physical exams, pap smears, pregnancy testing, screening and treatment of sexually transmitted diseases for men and women, sterilization counseling and procedure, and community education.

Hours of operation: 8:30 - 5:00 weekdays; 12:30 - 7:00 Wednesday  
Fees charged: Sliding scale fee based on income and family size

## **Planned Parenthood – Ashby Clinic**

120 W. Ashby  
San Antonio, TX 78212  
(210) 736-2475  
[www.ppsanantonio.org](http://www.ppsanantonio.org)

Service Description: Offers family planning and sexual health care including birth control, pregnancy testing, Pap tests, pelvic exams and clinical breast exams, emergency contraception to reduce the risk of unintended pregnancy, male exams, testing and treatment of sexually transmitted diseases,

menopause care including mammogram referrals, and an active network for prenatal and adoption services.

Eligibility requirements: Available to anyone in community

Hours of operation: 8:00 - 5:00 Monday; 10:00 - 7:00 Tuesday; 8:00 - 5:00 Wednesday - Friday; 9:00 - 5:00 2nd and 4th Thursday; 9:00 - 1:00 2nd and 4th Sat

Fees charged: Military, college and teen discounts; Medicaid; private insurance; Texas Women's Health Program; sliding scale based on income and family size

### **Planned Parenthood – Babcock Clinic**

104 Babcock Rd

San Antonio, TX 78201

(210) 736-2262

[www.ppsanantonio.org](http://www.ppsanantonio.org)

Service Description: Offers family planning and sexual health care including birth control, pregnancy testing, Pap tests, pelvic exams and clinical breast exams, emergency contraception to reduce the risk of unintended pregnancy, male exams, testing and treatment of sexually transmitted diseases, menopause care including mammogram referrals, and an active network for prenatal and adoption services.

Eligibility requirements: Available to anyone in community

Hours of operation: 10:00 - 7:00 Mon; 9:00 - 6:00 Tue; 10:00 - 6:00 first and third Tue; 7:00 - 4:00 Wed; 8:00 - 5:00 Thur and Fri; Sat by appt

Fees charged: Military, college and teen discounts; Medicaid; private insurance

### **Planned Parenthood – Bandera Road Clinic**

6749 Bandera Rd

San Antonio, TX 78238-1438

(210) 681-7800

[www.ppsanantonio.org](http://www.ppsanantonio.org)

Service Description: Offers family planning and sexual health care including birth control, pregnancy testing, Pap tests, pelvic exams and clinical breast exams, emergency contraception to reduce the risk of unintended pregnancy, male exams, testing and treatment of sexually transmitted diseases, menopause care including mammogram referrals, and an active network for prenatal and adoption services.

Eligibility requirements: Available to anyone in community

Hours of operation: 8:00 - 4:00 Mon; 9:00 - 4:00 second and fourth Mon; 8:00 - 6:00 Tue and Thur; 8:00 - 4:00 Wed and Fri; 9:00 - 1:00 Sat

Fees charged: Military, college and teen discounts; Medicaid; private insurance; Texas Women's Health Program

**Planned Parenthood – Las Palmas Clinic**

803 Castroville Road  
San Antonio, TX 78237  
(210) 434-4811  
[www.ppsanantonio.org](http://www.ppsanantonio.org)

Service Description: Offers family planning and sexual health care including birth control, pregnancy testing, Pap tests, pelvic exams and clinical breast exams, emergency contraception to reduce the risk of unintended pregnancy, male exams, testing and treatment of sexually transmitted diseases, menopause care including mammogram referrals, and an active network for prenatal and adoption services.

Eligibility requirements: Available to anyone in community  
Hours of operation: 8:00 - 5:00 Mon, Tue, Thur and Fri; 9:00 - 5:00 second and fourth Tue of month; 10:00 - 7:00 Wed; 9:00 - 1:00 first and second Sat of mo  
Fees charged: Military, college, and teen discounts; Medicaid; private insurance; Texas Women's Health Program; sliding scale based on income and family size

**Planned Parenthood – Marbach Clinic**

8725 Marbach Rd., Suite 215  
San Antonio, TX 78227  
(210) 674-2222  
[www.ppsanantonio.org](http://www.ppsanantonio.org)

Service Description: Offers family planning and sexual health care including birth control, pregnancy testing, Pap tests, pelvic exams and clinical breast exams, emergency contraception to reduce the risk of unintended pregnancy, male exams, testing and treatment of sexually transmitted diseases, menopause care including mammogram referrals, and an active network for prenatal and adoption services.

Eligibility requirements: Available to anyone in community  
Hours of operation: 9:00 - 6:00 Monday; 8:00 - 4:00 Tuesday; 6:00 - 3:00 Wednesday; 9:00 - 6:00 Thursday; 10:00 - 6:00 first and third Thursday; 8:00 - 4:00  
Fees charged: Military, college, and teen discounts; Medicaid; private insurance; Texas Women's Health Program; sliding scale based on income and family size

**Planned Parenthood – Northeast Clinic**

11514 Perrin Beitel  
San Antonio, TX 78217-2113  
(210) 590-0202  
[www.ppsanantonio.org](http://www.ppsanantonio.org)

Service Description: Offers family planning and sexual health care including birth control, pregnancy testing, Pap tests, pelvic exams and clinical breast exams, emergency contraception to reduce the risk of unintended pregnancy, male exams, testing and treatment of sexually transmitted diseases, menopause care including mammogram referrals, and an active network for prenatal and adoption services.

Eligibility requirements: Available to anyone in community

Hours of operation: 10:00 - 7:00 Mon; 7:00 - 3:00 Tue; 8:00 - 3:00 Wed; 10:00 - 7:00 Thur; 8:00 - 4:00 Fri; 10:00 - 2:00 Sat

Fees charged: Military, college and teen discounts; Medicaid; private insurance; Texas Women's Health Program

### **Planned Parenthood – Southeast Clinic**

2346 E. Southcross

San Antonio, TX 78223

(210) 333-5454

[www.ppsanantonio.org](http://www.ppsanantonio.org)

Service Description: Offers family planning and sexual health care including birth control, pregnancy testing, Pap tests, pelvic exams and clinical breast exams, emergency contraception to reduce the risk of unintended pregnancy, male exams, testing and treatment of sexually transmitted diseases, menopause care including mammogram referrals, and an active network for prenatal and adoption services.

Eligibility requirements: Available to anyone in community

Hours of operation: 10:00 - 7:00 Mon; 8:00 - 5:00 Tue through Fri; 9:00 - 5:00 first and third Thur of month; 9:00 - 1:00 first and third Sat of month

Fees charged: Military, college, and teen discounts; Medicaid; private insurance; Texas Women's Health Program; sliding scale based on income and family size

### **Project S.A.F.E.**

343 W. Houston, Suite 506

San Antonio, TX 78205

(210) 227-7233

Service Description: Educational program for minority couples who have recently tested positive for an STD (not including HIV) (i.e., Gonorrhea, Chlamydia, Syphilis, Trichomonas) or who believe they are at risk for an STD. Program offers free STD testing, free medication, and educational classes for one year. All participants are paid for their time. Focus is on reducing high risk behavior, reducing infection rates in minorities, increasing communication with partner and building self-esteem.

Eligibility requirements: Male/female couples; ages 15-45; of Hispanic/Mexican-American or Black/African-American descent; recent positive STD (i.e., Gonorrhea, Chlamydia, Syphilis,

Trichomonas) or having symptoms of possible infection

Intake procedure: Consent, STD/HIV testing, complete survey questionnaire. All participants are paid \$15-35 at first visit.

Hours of operation: 9:00 - 7:00 Monday through Thursday; closed Fridays

Fees charged: No fees; parking at Rosa Verde Tower \$1/hour

**Project IMAGE – Family Planning Clinic**

343 W. Houston, Suite 910

San Antonio, TX 78205

(210) 224-1155

Service Description: Educational program for minority female adolescents with recent STD or symptoms of STD. Program offers free examinations, pap smears, STD/HIV testing, free birth control, counseling, education and support groups for one year. Focus is to reduce high risk behaviors and infection rates in minority teens. All participants are compensated for their time.

Eligibility requirements: Female adolescents age 13-18; of Hispanic/Mexican-American or Black/African-American descent; recent positive STD (i.e., Gonorrhea, Chlamydia, Syphilis, Trichomonas) or having symptoms of possible infection

Intake procedure: Sign consent forms, STD screening, complete survey questionnaire. All participants are paid \$25 at first appointment

Hours of operation: 9:00 - 7:00 weekdays; closed Wednesdays

Fees charged: No fees - free clinic; parking at Rosa Verde Tower \$1 per hour

**San Antonio Metro Health District - STD Clinic**

322 W. Commerce

San Antonio, TX 78205

(210)207-8830

[www.sanantonio.gov/health](http://www.sanantonio.gov/health)

Service Description: Provides sexually transmitted disease evaluation and initial family planning evaluation.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Intake procedure: Morning session 7:45 and afternoon session 12:30

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Vary, call for information.

**University Health System - Eastside Clinic**

210 N. Rio Grande

San Antonio, TX 78202

(210)224-7981

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers immunization, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - Old Hwy 90 Clinic**

911 Old Hwy 90

San Antonio, TX 78237

(210)433-3279

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers immunizations, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System- Kenwood Clinic**

301 Dora

San Antonio, TX 78212

(210)736-1536

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers immunizations, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - Naco Perrin Clinic**

4020 Naco Perrin

San Antonio, TX 78217

(210)207-5000

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers immunizations, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - Salinas Clinic**

630 S. General McMullen

San Antonio, TX 78237

(210)435-9771

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Offers immunization, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - South Flores Clinic**

7902 S. Flores

San Antonio, TX 78221

(210) 924-2552

[www.univeristyhealthsystems.com](http://www.univeristyhealthsystems.com)

Service Description: Offers immunization, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - Westend Clinic**

1226 N.W. 18<sup>th</sup> Street

San Antonio, TX 78207

(210)207-2437

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

**University Health System - Zarzamora Clinic**

4503 S. Zarzamora

San Antonio, TX 78211

(210)921-6500

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

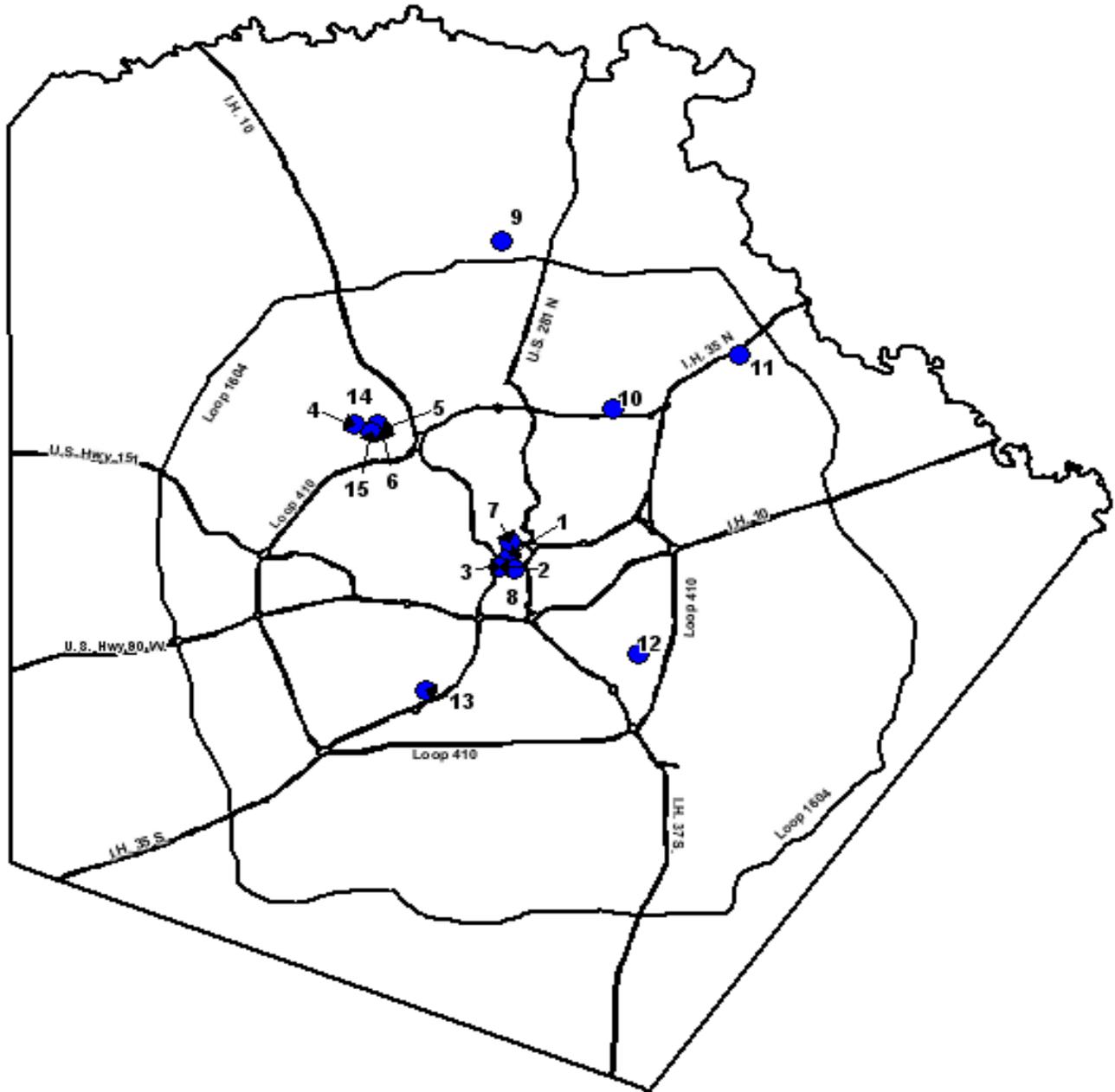
Service Description: Offers immunization, maternity examinations, well-child, family planning and STD exams for adults.

Eligibility requirements: Need based. No one is denied care based on inability to pay.

Hours of operation: 7:45 - 4:30 weekdays

Fees charged: Fees based on income. Assist with Medicaid and CHIP process.

# Hospitals



- |   |   |    |  |
|---|---|----|--|
| 1 | Baptist Medical Center                  | 9  | North Central Baptist Hospital         |
| 2 | CHRISTUS Santa Rosa Children's Hospital | 10 | Northeast Baptist Hospital             |
| 3 | CHRISTUS Santa Rosa Hospital            | 11 | Northeast Methodist Hospital           |
| 4 | CHRISTUS Santa Rosa Medical Center      | 12 | Southeast Baptist Hospital             |
| 5 | Methodist Children's Hospital           | 13 | Southwest General Hospital             |
| 6 | Methodist Hospital Emergency Room       | 14 | St. Luke's Baptist Hospital            |
| 7 | Metropolitan Methodist Hospital         | 15 | University Hospital – South TX Med Ctr |
| 8 | Nix Health Care System                  |    |  |

## Hospitals

### **Baptist Medical Center**

111 Dallas  
San Antonio, TX 78205  
(210) 297-7000  
[www.baptisthealthsystem.org](http://www.baptisthealthsystem.org)

Service Description: Provides complete inpatient services, emergency care, AirLife medical helicopter, outpatient surgery, maternity care and neonatal intensive care, acute rehabilitation unit, dialysis unit, peripheral vascular center, cardiac care services, behavioral health, acute rehabilitation services, education, professional career education, and community and patient health education.

### **CHRISTUS Santa Rosa Hospital**

333 N. Santa Rosa St.  
San Antonio, TX 78207-3198  
(210) 704-2011  
[www.christussantarosa.org](http://www.christussantarosa.org)

Service Description: Provides medical, surgical and diagnostic services. Twenty-four hour emergency care. Social services also available.

### **CHRISTUS Santa Rosa Children's Hospital**

333 N. Santa Rosa St.  
San Antonio, TX 78207-3198  
(210) 704-2011  
[www.christussantarosa.org](http://www.christussantarosa.org)

Service Description: Leading Children's Hospital in South Texas serving a 90-county area. Entirely dedicated to care of children and adolescents. Only academic children's hospital in San Antonio.

### **CHRISTUS Santa Rosa Medical Center**

2827 Babcock Rd.  
San Antonio, TX 78229-6098  
(210) 705-6300  
[www.christussantarosa.org](http://www.christussantarosa.org)

Service Description: Provides vast array of acute care specialty services, including emergency, inpatient and outpatient services, orthopedic care, joint replacement and arthritis care.

**Methodist Children's Hospital**

7700 Floyd Curl Dr.

San Antonio, TX 78229

(210) 575-7000

[www.MHSChildrens.com](http://www.MHSChildrens.com)

Service Description: Emergency care provided by specially trained pediatric nurses and board-certified pediatric emergency medicine physicians, the region's only blood and marrow stem cell transplant program for children, Methodist Children's Heart Institute, neonatal intensive care unit, pediatric intensive care unit, specialty clinics for children with chronic illnesses, Kids' Express for lab work and pre-operative testing, and a palliative care team.

**Methodist Hospital Emergency Room**

7700 Floyd Curl Dr.

San Antonio, TX 78229

(210) 575-4444

[www.sahealth.com](http://www.sahealth.com)

Service Description: Offers emergency care

**Metropolitan Methodist Hospital**

1310 McCullough

San Antonio, TX 78212

(210) 757-2900

[www.sahealth.com](http://www.sahealth.com)

Service Description: Offers emergency care, orthopedics, general surgery, gynecology, obstetrics, neonatal intensive care unit for newborns, oncology, cardiology, and adult behavioral medicine. Health Bus, a free transportation service, is also available in certain geographical areas to take patients to and from doctor's appointments in the downtown area. Call MHS-RIDE for more information and at least 48 hours in advance of doctor's appointments.

**Nix Health Care System**

414 Navarro

San Antonio, TX 78205

(210) 271-1800

[www.nixhealth.com](http://www.nixhealth.com)

Service Description: Provides general hospital services to include inpatient psychiatric care for ages 5 and above (child, adolescent, adult and geriatric).

**North Central Baptist Hospital**

520 Madison Oak

San Antonio, TX 78258-3912

(210) 297-4000

[www.baptisthealthsystem.org](http://www.baptisthealthsystem.org)

Service Description: Extensive outpatient services, 24-hour emergency services (adult and pediatrics), surgery and special procedures rooms, cardiology services, oncology, critical care units including pediatric intensive care, physical rehabilitation services and inpatient facilities; In Vitro Fertilization lab, maternity services, neonatal intensive care unit, lactation center; non-invasive cardiology;

**Northeast Baptist Hospital**

8811 Village Drive

San Antonio, TX 78217-5440

(210) 297-2000

[www.baptisthealthsystem.org](http://www.baptisthealthsystem.org)

Service Description: Offers complete inpatient hospital services, emergency care, Cardiovascular Care Center, maternity services and neonatal intensive care unit, outpatient surgery, bariatric center, behavioral health unit including geriatric psychiatric unit, social services, and pastoral care and counseling.

**Northeast Methodist Hospital**

12412 Judson Rd.

Live Oak, TX 78233

(210) 757-5000

[www.sahealth.com](http://www.sahealth.com)

Service Description: Offers emergency care, cardiac care, surgery, gastroenterology and oncology. Health Bus, a free transportation service for northeast Bexar County, provides individuals with rides to and from doctors' appointments in the Northeast Methodist Hospital vicinity. Call MHS-RIDE for more information and at least 48 hours in advance of doctors' appointments.

**Southeast Baptist Hospital**

4214 E. Southcross

San Antonio, TX 78222

(210) 297-3000

[www.baptisthealthsystem.org](http://www.baptisthealthsystem.org)

Service Description: Complete inpatient services; emergency care; small incision surgery, cardiology services, intensive care, maternity services, outpatient surgery; social services; pastoral care and counseling.

**Southwest General Hospital**

7400 Barlite

San Antonio, TX 78224

(210) 921-2000

[www.swgeneralhospital.com](http://www.swgeneralhospital.com)

Service Description: Offers general hospital services

**St. Luke's Baptist Hospital**

7930 Floyd Curl Drive

San Antonio, TX 78229

(210) 297-5000

[www.baptisthealthsystem.org](http://www.baptisthealthsystem.org)

Service Description: Provides oncology, cardiac, ophthalmology, plastic and reconstructive surgery, ear, nose, throat, orthopedics, acute rehabilitation center, gastroenterology, maternity services and neonatal intensive care unit, gynecology, outpatient services and 24-hour emergency room.

**University Hospital - South Texas Medical Center**

4502 Medical Drive

San Antonio, TX 78229

(210)358-4000

[www.universityhealthsystem.com](http://www.universityhealthsystem.com)

Service Description: Provides a full range of acute general hospital services, including obstetrics, pediatrics and psychiatric services. Special services include Bexar County's leading Level 1 civilian trauma center attended by physicians in all surgical specialties, organ and bone marrow transplantation, treatment of complicated pregnancies, pediatric cardiac surgery, neonatal intensive care and comprehensive care for diabetics.

## Other Services

### *Special Medical Needs for Children*

Any Baby Can	227-0170
Leukemia Society of America	377-1775
March Of Dimes Birth Defects Foundation	696-1030
Muscular Dystrophy Support Group	650-3181
Spina Bifida Association of Texas	653-1800
Sunshine Cottage School for Deaf Children	824-0579
Texas Commission for the Blind	732-9751
Well Waldo's Wheels	MHS-RIDES

### *Other Special Medical Needs*

American Diabetes Association	829-1765
American Heart Association	653-1371
Christus Santa Rosa Health Care	704-2011
Jewish Family Center (Eating Disorders)	302-6920
Project MEND (free loans of reconditioned medical equipment)	223-6363
Medical Transportation Program	1-877-MED-TRIP
Texas Diabetes Institute	358-7400
Weight to Grow	575-0355

### *HIV/AIDS Assistance*

Alamo Area Resource Center	358-9995
B.E.A.T AIDS Inc.	212-2266
Community Clinic	805-8106

House of Hope (Shelter for People with HIV/AIDS)	534-3741
Mujeres Unidas	738-3393
San Antonio AIDS Foundation	225-4715
The Stewart Center - Guadalupe	212-4235
The Stewart Center - Grayson	224-7330

*Optical/Eyeglass*

CentroMed- Dulling Clinic	229-9322
Corazon Ministries	226-8341
Lion's Club	225-1164

*Depression/Counseling*

Access Counseling Referral Network	<a href="http://www.texastherapist.com">www.texastherapist.com</a>
Sudden Infant Death Syndrome Hotline	1-800-221-SIDS
Alamo Area Counseling Services	621-6392
Center for Health Care Services	731-1300
Child Guidance Center of Bexar County	614-7070
Southwest Mental Center	616-0300
Depression & Bipolar Support Alliance of San Antonio	682-2746
Josephine Mental Health Center (children)	299-8139
Josephine Mental Health Center (adults)	225-5481
Postpartum Depression Center of San Antonio	490-4540
Avalon Social Services	735-7275
Benita Family Center	433-9300
CentroMed Family Resource Center	927-6883
Family Life Center	436-3133

Community Counseling Services (OLLU)	435-1054
Family Service Association	226-3391
Jewish Family & Children's Services	302-6920
Methodist Women's Center	575-0355
Excel	532-6934
Children's Bereavement Center of South Texas	736-4847
Guadalupe Community Center	886-6178
Group Therapy Center of San Antonio	735-2740
Evidence of Grace Counseling Center	436-2339
Good Samaritan Center	434-5531
Barrio Family Health Center	434-2368
H.A.R.T. Program (Helping At Risk Teens) – La Familia Counseling Ctr	436-6882
Presa Community Service Center	532-5295
Santa Rosa Health Care	704-3007

*Drug & Alcohol Abuse*

The Patrician Movement – Mitchell	532-3126
The Patrician Movement – Claudia St.	533-0226
The Patrician Movement – St. Mary's	534-4029
Palmer Drug Abuse Center	227-2634
Center for Health Care Services	731-1300
JOVEN/Cope Program	924-0330
Victory Fellowship of Texas	434-2774
Community Counseling Service (OLLU)	434-1054
Alcoholics Anonymous	828-6235
Al-Anon & Alateen	829-1392

Narcotics Anonymous	434-0665
Family First	299-2460
Lifetime Recovery	633-0201
San Antonio Council on Alcohol & Drug Abuse	225-4741
<i>Smoking Cessation</i>	
National Cancer Institute	1-800-422-6237
American Cancer Society	614-4211
American Lung Association	308-8978
Nicotine Anonymous	826-3215
Prevention Resource Center (PRC), Contact: J. Anthony Garica	354-3331
Personal Growth Center	692-9000
The Patrician Movement – Mitchell	532-3126
Steps to a Healthier San Antonio, Contact: Erica Haller-Stevenson	207-0160
Smoker’s Anonymous	

**Appendix C**  
**Citizen Participation Plan**

## ***Citizen Participation***

Due to the significance of involving the citizens of San Antonio in making community development decisions that affect their neighborhoods, it is important to ensure that the public has the opportunity to shape the Five Year Consolidated Plan, along with each Annual Action Plan. As the lead agency in the development and implementation of the Consolidated Plan, the Office of Grants Monitoring and Administration is responsible for ensuring the City of San Antonio's Citizen Participation Plan is implemented. The following identifies citizen participation efforts which will be undertaken for actions under the purview of the Consolidated Plan:

### Annual Action Plan

A minimum of two public hearings shall be conducted. One public hearing shall be required during the development of the Annual Action Plan to encourage citizen participation and comments. An additional public hearing shall be required once a proposed Annual Action Plan has been drafted and released for a 30-day public comment period.

### Substantial Amendment to Annual Action Plan

A substantial amendment to the Annual Action Plan shall consist of any action(s) which reallocates funds during the course of a Program Year which exceeds \$1,000,000 for CDBG, HOME and HUD 108 Loan funds. A minimum of one public hearing shall be required once the proposed Substantial Amendment has been drafted and released for a 30-day comment period.

"Non-Substantial" Amendments to Annual Action Plan shall consists of any action which reallocates funds during the course of a Program Year which cumulatively does not exceed \$1,000,000 for all CDBG, HOME and HUD 108 Loans combined. Once the maximum program-year limit of \$1,000,000 of been reached for all program funds combined, any additional reallocation of funds will be considered a Substantial Amendment. A 30-day comment period is not required for non-substantial amendments.

### Substantial Amendment to Consolidated Plan

A substantial amendment to the Consolidated Plan shall consist of the addition or deletion of any priority or objective. A minimum of one public hearing shall be required once the proposed Substantial Amendment has been drafted and released for a 30-day comment period.

### Public Notice and Comment Period Requirements

Information regarding the dates, times, and location of any public hearing shall be published a minimum of two weeks prior to its occurrence in any of the following publications: San Antonio Express News, the San Antonio Recorder, The Observer and La Prensa.

In compliance with federal Consolidated Plan regulations, the City's Citizen Participation Plan requires the Proposed Consolidated Plan, Proposed Annual Action Plan and any Proposed Substantial Amendment be made available for citizen review and comment for a minimum of 30-days prior to City Council adoption. Notice of the Proposed Consolidated Plan, Proposed Annual Action Plan and any Proposed Substantial Amendment must be posted in any of the local publications referenced above at a minimum of 30-days prior to City Council adoption. This notice must provide the locations where the documents may be reviewed, which at a minimum must include the Office of Grants Monitoring and Administration, the Department of Community Initiatives, the Central Library and online at [www.sanantonio.gov/gma](http://www.sanantonio.gov/gma).

To ensure an inclusive citizen participation effort is exercised, accommodations shall be provided to non-English speakers by the Office of Grants Monitoring and Administrations as the need for such services arises.

The timeframes for public hearings, number of hearings and comment period length for each major submission to HUD are described in the Citizen Participation Plan matrix below. The agencies where these can be reviewed is also listed in the Matrix.

## Citizen Participation Plan Matrix

	<b>Comment Period</b>	<b>Advance Notice of Public Hearing</b>	<b>Number of Public Hearings Required</b>	<b>Accessibility of Documents</b>
<b>Annual Action Plan</b>	30 days	14 days	2	web, GMA Office, Main Library, DCI Office
<b>Substantial Amendment to Annual Action Plan</b>	30 days	14 days	1	web, GMA office, Main Library, DCI Office
<b>Consolidated Plan</b>	30 days	14 days	2	web, GMA Office, Main Library, DCI Office
<b>Substantial Amendment to Consolidated Plan</b>	30 days	14 days	1	web, GMA Office, Main Library, DCI Office
<b>CAPER</b>	15 days	N/A	N/A	web, GMA Office
<b>NSP*</b>	15 days	15 days	1	web, GMA Office
<b>CDBG-R**</b>	7 days	7 days	1	web, GMA Office

\* NSP is considered a substantial amendment to the Annual Action Plan, however, is subject to a shortened Comment Period and Advance Notice Requirement.

\*\* Although CDBG-R is considered a substantial amendment to the Five-Year Consolidated Plan and retains the same characteristics as CDBG, HUD waived the 30-day Comment Period for the sake of expediency.



# 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.

Jurisdiction

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**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.



8/13/2010

Signature/Authorized Official

Date

Nina Nixon-Mendez

Name

Grants Administrator

Title

1400 S. Flores

Address

San Antonio, TX 78204

City/State/Zip

210-207-6600

Telephone Number

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | <b>This certification does not apply.</b> |
| <input checked="" type="checkbox"/> | <b>This certification is applicable.</b>  |

### 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) 2006, 2007, 2008, (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;

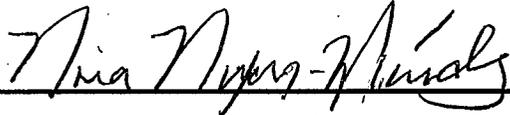
Jurisdiction

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**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.



Signature/Authorized Official

8/13/2010

Date

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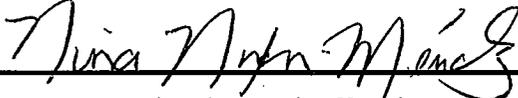
Telephone Number

- 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

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### Specific HOME Certifications

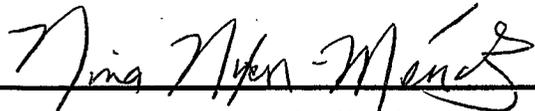
The HOME participating jurisdiction certifies that:

**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;



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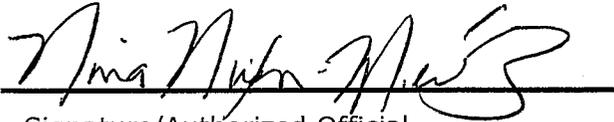
### HOPWA Certifications

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

8/13/2010

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

### ESG Certifications

I, Nina Nixon-Mendez, 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.

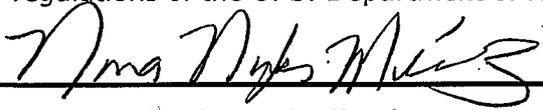
I further certify that the local government will comply with:

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.

  
\_\_\_\_\_  
Signature/Authorized Official

8/13/2010

Date

Nina Nixon-Mendez

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Grants Administrator

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<input type="checkbox"/>	<b>This certification does not apply.</b>
<input checked="" type="checkbox"/>	<b>This certification is applicable.</b>

**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	100 S. Flores	San Antonio	Bexar	TX	78205
Planning & Development Services	1901 S. Alamo	San Antonio	Bexar	TX	78205
Economic Development	100 W. Houston St., Suite 1900	San Antonio	Bexar	TX	78205
Finance Department	111 Soledad, 4 <sup>th</sup> and 5 <sup>th</sup> Floor	San Antonio	Bexar	TX	78205
Housing & Neighborhood Services	1400 S. Flores	San Antonio	Bexar	TX	78205
Center City Development Services	1400 S. Flores	San Antonio	Bexar	TX	78205

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

Jurisdiction

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

8/13/2010

Date

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