

City of San Antonio

Office of Grants Monitoring and Administration

Annual Action Plan/Budget

Fiscal Year 2010-2011

(October 1, 2010 – September 30, 2011)

**Community Development Block Grant
HOME Investment Partnerships Program
Emergency Shelter Grant
Housing Opportunities for Person with AIDS**

CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2010-2011
(October 1, 2010-September 30, 2011)

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Mary Alice P. Cisneros, District 1

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Jennifer V. Ramos, District 3

W. Reed Williams, District 8

Philip A. Cortez, District 4

Elisa Chan, District 9

David Medina, Jr., District 5

John G. Clamp, District 10

CITY MANAGER

Sheryl Sculley

City Hall

100 Military Plaza

San Antonio, Texas 78204

210-207-7080

Office of Grants Monitoring and Administration

Nina Nixon-Mendez, A.I.C.P., Grants Administrator

1400 S. Flores

San Antonio, Texas 78204

Department of Community Initiatives

Cindy Schoenmakers, Interim Director

115 Plaza De Armas, Suite 210

San Antonio, Texas 78205

210-207-8198

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

U.S. Department of Housing and Urban Development
San Antonio Field Office, Region VI
Office of Community Planning and Development
106 South St. Mary's Street, Suite 405
San Antonio, Texas 78205

Submitted by:

City of San Antonio
Office of Grants Monitoring and Administration
1400 S. Flores Street
San Antonio, Texas 78204

**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2010 – 2011
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Executive Summary

§ 91.220 (b)

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

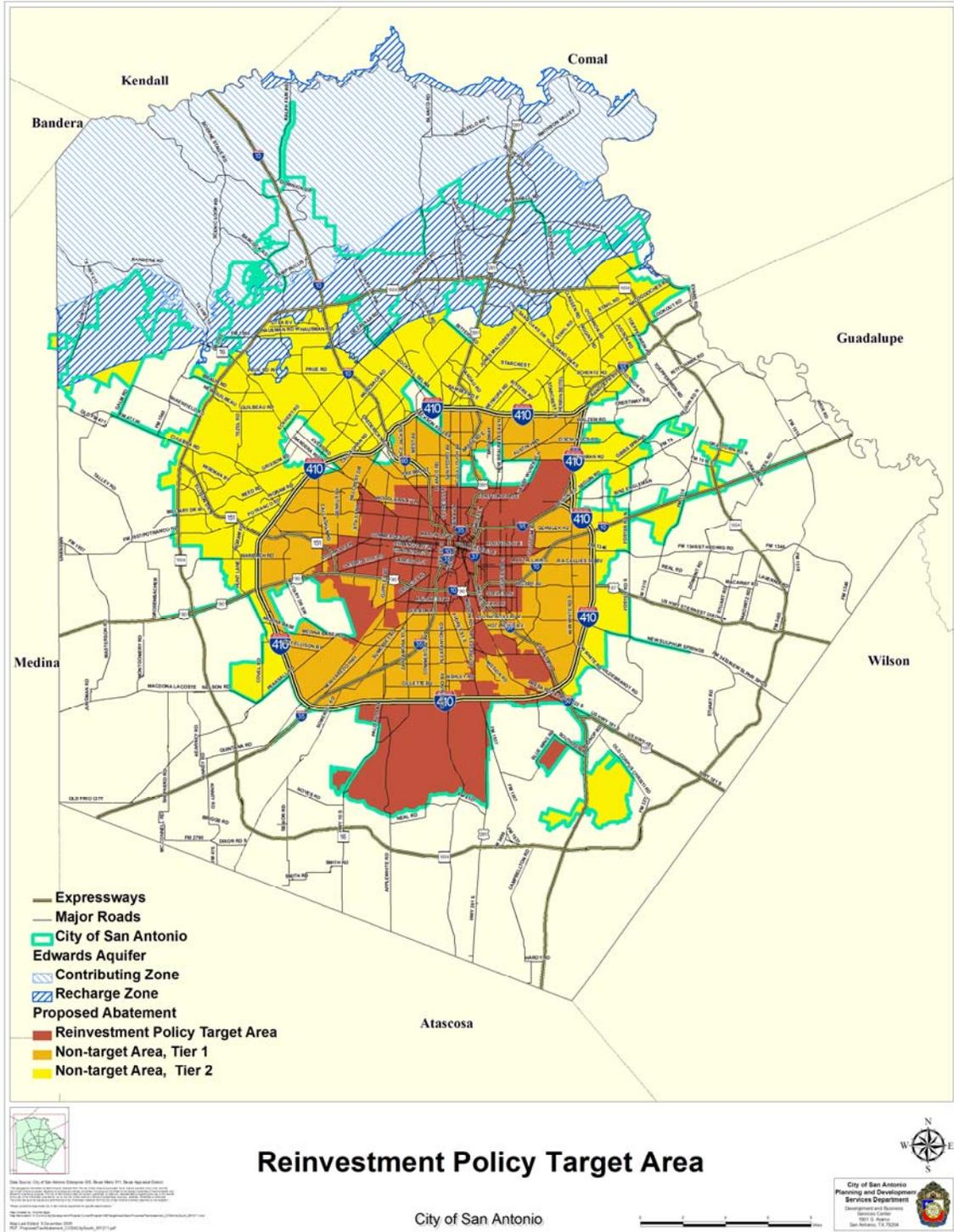
Objectives identified in the Consolidated Annual Action Plan/Budget will implement the goals of the Five-year Consolidated Plan. The objectives provide specific actions to expand and preserve affordable housing, revitalize low- and moderate-income neighborhoods by expanding affordable housing opportunities, and promote fair housing choice. The plan also calls for the provision of community and supportive services, including the Continuum of Care for the homeless, to low- and moderate-income persons and those with special needs, while promoting self-sufficiency, financial literacy, and wealth building. Outcomes from these actions should result in an increase in the number of affordable housing units through rehabilitation construction, improved property values near areas of strategic investment in public infrastructure, and expanded job opportunities to sustain neighborhoods.

Dominated by younger families still moving up the economic ladder, San Antonio emerged in the 2000 Census as one of the fastest-growing and most Hispanic cities in the nation. Like many cities in the United States, San Antonio is losing population in its inner core, and expanding on its edge. The City Council recently has adopted policies to expand economic opportunities and community development in the inner core.

The Action Plan will implement recommended strategies recently adopted by the City of San Antonio. In September 2008, the City Council adopted the Strategic Plan for Community Development (SPCD). The Community Development Advisory Committee (CDAC), which was created to facilitate implementation of the Strategic Plan, began meeting in January of 2009. The SPCD is a three-year rolling plan designed to be updated annually while establishing goals and objectives that go out three years.

In February 2010, City Council approved the Inner City Reinvestment Infill Policy (ICR/IP) to promote growth and development in the heart of the City, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets. The intent of this policy is to coordinate public initiatives within targeted areas in order to stimulate private investment in walkable urban communities. One component of the ICR/IP is the ability to attract private investment through fee waivers and other incentives. Through a reprogramming action of CDBG funds in March 2010, a Catalytic Project Fund of \$1 million was created to promote the SPCD and ICR/IP. Selected projects must support projects in adopted Reinvestment Plan Areas, implement specific goals in Neighborhood Plans, Reinvestment Plans or other adopted plans, including the Consolidated Plan. Additional

funding proposed in the Annual Action Plan will support projects in the ICR/IP as well as a Neighborhood Revitalization Strategic Area (Dignowity Hill). The ICR/IP is depicted in the following map:



In recent years, the City has made significant investments that have been instrumental in advancing San Antonio's community development.

From October 2006 to September 2009, the City:

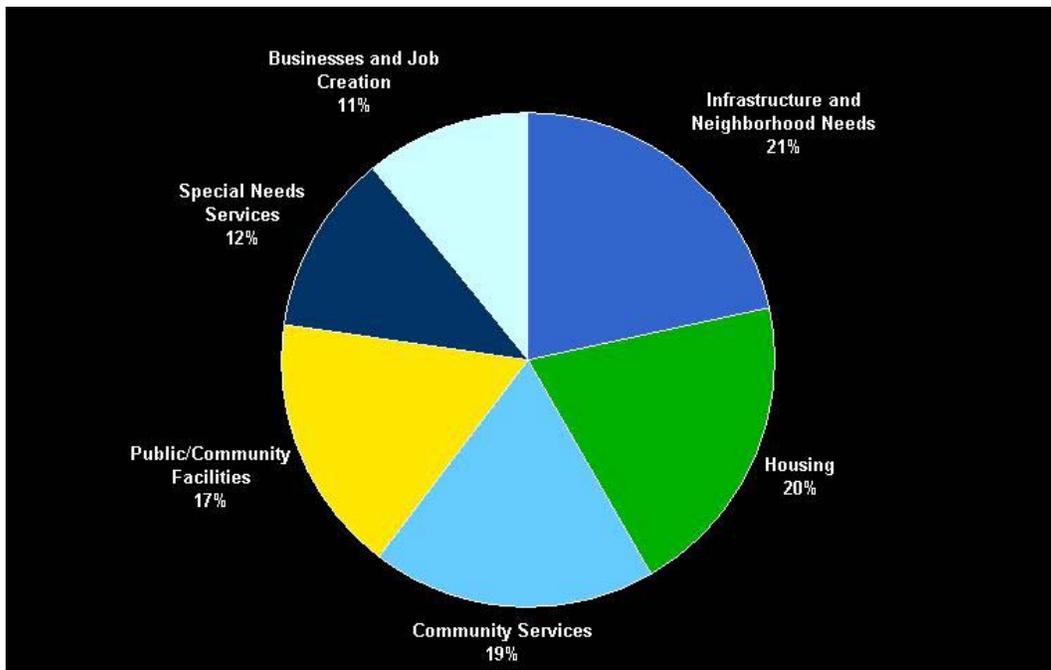
- rehabilitated 387 single-family units and 600 multi-family units;
- constructed 90 single-family units and assisted with 60 households with down payment/closing cost assistance;
- funded at least two CHDOs annually for the construction of single family homes;
- assisted approximately 210,000 low-income persons with community and supportive services which includes child care, youth services, employment and training, emergency shelter and referral services;
- expended more than \$8 million in CDBG funds on street improvements;
- provided micro-enterprise assistance to 21 businesses and created 989 low-income jobs

From 2004 to June 2010, the City has expended in excess of \$39,064,497 in Section 108 Capital Improvements program. Furthermore, in April 2010, the Haven for Hope campus for the homeless was opened.

Citizen Participation

The citizen participation and consultation process began in November and December 2009, with a series of 20 meetings (2 in each council district) on the Consolidated Plan and the Annual Action Plan. Information regarding the dates, times, locations, and anticipated program resources are published in the San Antonio Express News, the local paper of general circulation, a minimum of two weeks prior to the first scheduled neighborhood meeting. In addition, a schedule runs continuously throughout the process on the local cable government channel. The Office of Grants Monitoring and Administration supplements this process by mailing additional notices to a list of interested citizens and organizations as well as those provided by the City's Department of Community Initiatives and the local Housing Authority. All public notices include information regarding the accessible entrances to the facilities in which the neighborhood meetings and/or public hearings are being held. The notices also included instructions on obtaining interpreters for the deaf and each meeting has at least one staff person in attendance who speaks Spanish.

Citizens were provided an opportunity to voice their opinions and concerns on how federal entitlement funds should be appropriated. In addition a survey (in English and Spanish) was made available at the meetings and on-line to identify high priority needs. 117 persons responded to the survey, and the results are illustrated in the following graph:



The City released an application and requested proposals from any agency seeking funding under the CDBG, HOME, ESG and HOPWA programs. Based on public input and keeping with the mission of the five-year Consolidated Plan, the City selected projects best suited to perform community development activities from among numerous citizen requests and agency applications. Requests in excess of \$42 million were received. While the City Council is not able to fund every applicant's request, they attempt to fund programs that address the needs identified in the City's Five Year Consolidated Plan.

In compliance with Federal Consolidated Plan regulations, the City's Citizen Participation Plan requires the Proposed Consolidated Plan and Annual Action Plan/Budget be made available for citizen review and comment a minimum of 30-days prior to City Council's adoption. A notice of the Consolidated Plan and Annual Action Plan/ Budget was published in the local newspaper of general circulation. The 30 day comment period was noticed for June 17 through July 19, 2010. This advertisement also provided the locations at which the documents may be reviewed, which at a minimum include the offices of the Grants Monitoring and Administration, the Department of Community Initiatives, the Central Library, Government Section, the Las Palmas Community Link and the City Base Community Link. The draft budget priorities and citizen's recommendations were shared with City Council members and were posted on the City's web site at www.sanantonio.gov/gma.

On March 11 and June 17, 2010, public hearings were conducted at City Council chambers to allow additional public involvement in the plan development process. Each hearing lasted approximately one and a half hours. The City Council took action on the Annual Action Plan on August 5, 2010.

Planned Actions and Resources

Federal Resources § 91.220 (c)(1)

Planned actions include the expenditure of \$25,770,186 during the next fiscal year (October 1, 2010 - September 30, 2011) to address obstacles to meeting underserved needs, fostering decent housing, public housing improvements and resident initiatives, reducing the number of persons below the poverty line, developing institutional structures, and enhancing coordination between public and private housing and social service agencies. Details of these activities are provided in the following sections of this plan. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report published in December 2011.

FY10-11 Community Development Block Grant (CDBG) Entitlement	\$15,824,221
CDBG Program Income	\$367,685
FY10-11 HOME Investment Partnership (HOME) Entitlement	\$7,050,293
HOME Program Income	\$735,338
FY10-11 Housing Opportunities for Persons with Aids (HOPWA)	\$1,151,125
FY10-11 Emergency Shelter Grant (ESG) Entitlement	<u>\$641,524</u>
TOTAL	\$25,770,186

Other Federal Resources

The Annual Action Plan identifies as many other resources as possible for community development programs. Many of these funding sources are not controlled by HUD or the City of San Antonio; however they provide leverage from private and public sources for the projects listed in the Annual Action Plan.

These funds listed below may be available through the following federal and state programs:

Formula/Entitlement Programs:

1. Public Housing Comprehensive Grant
2. Neighborhood Stabilization Program
3. CDBG-R

Competitive Programs:

1. HOPE I, HOPE II, HOPE III & HOPE IV
2. Supportive Housing

3. Safe Havens
4. Rural Homeless Housing
5. Section 202 Elderly
6. Section 811 Handicapped
7. Section 811 Handicapped
8. Moderate Rehabilitation Single Room Occupancy (SRO)
9. Rental Vouchers and Certificates
10. Public Housing Development
11. Public Housing CIAP
12. Low Income Housing Tax Credits (LIHTC)
13. Texas State Housing Trust Fund
14. Federal Stimulus Programs (multiple)

Other Non-Federal Resources (§ 91.220 (c)(2))

Below is a summary of specific funding sources that have been identified to leverage federal entitlement funds by project. Funding sources for HOME projects will be utilized to meet the HOME match requirement. Many of these funding sources are not controlled by HUD or the City of San Antonio; however they provide leverage from private and public sources for the projects listed in the Annual Action Plan.

CDBG Funded Projects - Other Funding Sources

<u>Agency/Project</u>	<u>Funding Amount</u>	<u>Funding Status</u>
Providence Catholic School-Facility Imprvt.		
<u>Funding Sources</u>		
Private Donations	\$2,300,000.00	Committed
<u>Agency/Project</u>		
Ella Austin Community Center		
<u>Funding Sources</u>		
Ella Austin Community Center	\$550,000.00	Committed
<u>Agency/Project</u>		
George Gervin Center		
<u>Funding Sources</u>		
George Gervin Center	\$415,000.00	Committed
<u>Agency/Project</u>		
HIS Kids		
<u>Funding Sources</u>		
HIS Kids	\$455,000.00	Committed
<u>Agency/Project</u>		
Myra Davis Hemmings Resource Center		
<u>Funding Sources</u>		
Myra Davis Hemmings Resource Center	\$130,000.00	Committed

Agency/Project**Barbara Jordan Center****Funding Sources**

Barbara Jordan Center	\$750,000.00	Committed
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Agency/Project**YMCA of S.A.-Davis-Scott YMCA Pool Renovation****Funding Sources**

YMCA of Greater S.A.	\$530.78	Committed
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Agency/Project**Presa Community Center - Campus Expansion****Funding Sources**

Latitude Architects	\$50,000.00	Pending
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Agency/Project**YWCA-Olga Madrid Center Gymnasium Renovation****Funding Sources**

YWCA	\$53,275.54	Committed
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Agency/Project**Esperanza Peace & Justice Center/Rinconcito de Esperanza****Funding Sources**

AKR Foundation & C. Phoenix	\$200,000.00	Committed
Rinconcito Capital Campaign	\$50,000.00	Committed

Agency/Project**Madonna Center-St. Joseph's Hall Facility Impvt.****Funding Sources**

Greehey Family Foundation	\$80,000.00	Pending
Charity Ball Assn. of San Antonio	\$1,000,000.00	Pending
Zachry Foundation	\$30,000.00	Pending
WellMed Foundation	\$10,000.00	Pending
Harvey Najim Foundation	\$200,000.00	Pending

Agency/Project**Methodist Mission Home-Campus Renovation****Funding Sources**

Donations	\$1,236,480.00	Committed
Bexar County HOME	\$100,000.00	Committed
Mabee Foundation	\$325,000.00	Committed
Kronkosky Foundation	\$200,000.00	Committed
Federal Home Loan Bank	\$272,000.00	Committed
Bexar County Housing Trust	\$100,000.00	Committed
Grogan Lord Foundation	\$125,000.00	Committed
Other Foundations	\$65,000.00	Committed
Proposed Foundation Applications	\$529,441.00	Pending

Agency/Project**Center City Dev. Office/Neighborhood Commercial Revitalization-Gateway Initiatives****Funding Sources**

TIRZ Funds	\$125,000.00	Pending
Bond Funds	\$125,000.00	Pending
National Endowment for the Arts	\$250,000.00	Pending

Total CDBG Funding Sources **\$9,726,727.32**

HOME Funded Projects-Other Funding Sources**Agency/Project****Merced Housing/Montabella Senior****Funding Sources**

Low Income Housing Tax Credits (9%)	\$8,136,919.00	Pending
Private Permanent Debt	\$1,465,000.00	Committed
Deferred Developer Fee	\$249,325.00	Committed

Agency/Project**NHS - Foster Acres****Funding Sources**

Lending Institutions	\$880,000.00	Committed
Private Funds	\$73,000.00	Pending
Security Service Federal Credit Union Loan	\$1,900,000.00	Committed

Agency/Project**Habitat for Humanity-Coleman Ridge Subdivision - Unit #1****Funding Sources**

Habitat for Humanity of San Antonio	\$4,576,500.00	Committed
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Agency/Project**Terrace at Haven for Hope****Funding Sources**

Low Income Housing Tax Credits	\$11,220,462.00	Pending
Private Conventional Debt	\$2,545,000.00	Committed
Deferred Developer Fee	\$203,621.00	Committed

Agency/Project**SAAHC - First Time Homebuyer****Funding Sources**

San Antonio Federal Credit Union	\$2,569,000.00	Committed
Clients' Down payment	\$38,064.00	Committed

Total HOME Funding Sources **\$33,856,891.00**

ESG Funded Projects-Other Funding Sources**Agency/Project****Metropolitan Ministries/ Continuum of Care**

Funding Sources

City of San Antonio General Fund **\$586,437.00** Pending

Agency/Project

San Antonio Food Bank

Funding Sources

City of San Antonio General Fund **\$966,635.00** Pending

Agency/Project

Haven for Hope

Funding Sources

City of San Antonio General Fund **\$1,000,000** Pending

Total ESG Funding Sources **\$2,553,072**

Annual Objectives (§ 91.220 (c)(3))

The Consolidated Plan Goals are listed in the following summary table, with the Annual Objectives reflected in the far right column.

<i>Housing (H) Consolidated Plan Goals</i>					
<ol style="list-style-type: none"> 1. Expand and preserve a continuum of affordable housing opportunities 2. Revitalize low and moderate income neighborhoods to create healthy and sustainable communities 					
<i>Overall Strategy – Core Housing Programs (H)</i>					
<p>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.</p>					
Funding strategy:					
<ul style="list-style-type: none"> ➤ 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. 					
<i>Housing Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>
(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 charge.	HOME CDBG (stand alone)	Housing & Neighborhood Services Dept., CHDOS, for profit developers, SA Metropolitan Health District	750 housing units with rehab/reconstruction/rental programs 275 housing units (stand alone)	150 housing units with rehab/reconstruction/rental programs 55 housing units (stand alone)
(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. This will be a city-wide program funded through CDBG and non-federal funds.

Fair Housing Objectives	Programs	Fund	Planning Partners	5 Year Objective	Annual Objective
(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 construction multifamily building permits to ensure ADA compliance	City staff review building plans to ensure ADA compliance	CDBG	Dept. of Community Initiatives	Review 120 plans	Review 24 plans
(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.

<i>Community Services Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>
(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

<i>Facility Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>
(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 Dept.	90 improvements	18 improvements
(PCF 2) Remove barriers in city-owned facilities and sidewalks to accommodate disabled populations	ADA accessibility program for modifications to sidewalks and curbs, ADA accessibility improvements to city-owned facilities ADA accessibility assessment of grant sub-recipients (Section 504) and workshop;	CDBG	Public Works Dept., Office of Grants Monitoring and Administration	25 projects 30 sub recipients	5 projects 6 sub recipients per year
(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).

<i>Economic Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>
(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
(ED3) Implement comprehensive rezoning of older corridors to encourage small business development	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.	CDBG, general fund	Planning and Development Services Dept.	500 properties	100 properties
(ED4) Conduct outreach to businesses to take advantage of Empowerment Zone incentives	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.	CDBG	Center City Office	2500 businesses	500 businesses

Activities to be Undertaken (§91.220 (d))

Activities to be undertaken are detailed in the individual project descriptions.

Outcome Measures (§91.220 (e))

The Office of Grants Monitoring and Administration (GMA) captures the accomplishments of its sub recipients through a reporting process which requires sub recipients to report on the beneficiaries of HUD funded projects. Accomplishments of

each project will be recorded in a quantitative manner that measures productivity by addressing the following categories:

Objectives

- (1) Creating Suitable Living Environments
- (2) Providing Decent Affordable Housing
- (3) Creating Economic Opportunities

Outcomes

- (1) Availability/Accessibility
- (2) Affordability
- (3) Sustainability

Outcome measures are detailed in the individual project descriptions.

Geographic Distribution (§91.220 (f))

The area to be assisted with CDBG funds are based on 2000 Census generated Low/Moderate Income block groups.

Monitoring (§91.230)

The City of San Antonio, the office of Grants Monitoring and Administration is responsible for ensuring that CDBG and HOME funds are used in accordance with all program requirements. Likewise the City's Department of Community Initiatives is responsible for ensuring that ESG and HOPWA funds are used in accordance with all program requirements. In meeting this responsibility, the city's monitoring efforts will be directed toward program performance, financial performance and contract and regulatory compliance. The City will endeavor to ensure long-term compliance with requirements of the programs involved, including affirmatively further fair housing, David-Bacon, Section 3 Hiring, minority business outreach and the comprehensive planning requirements. The City of San Antonio's policies and procedures for compliance monitoring of Consolidated Plan programs are described in the program-specific portions of the Action Plan sections of this document.

CONSOLIDATED ANNUAL ACTION PLAN/BUDGET

FISCAL YEAR 2010-2011 Community Development Block Grant (CDBG)

<u>CDBG Budget Revenue Sources</u>	<u>Sources</u>
FY 2010-2011 Community Development Block Grant (CDBG)	\$15,824,221.00
FY 2009-2010 CDBG Program Income	\$367,684.57
Total FY 2010-2011 CDBG Budget Revenue	\$16,191,905.57

<u>CDBG Budget Category Allocations</u>	<u>Allocation</u>
Administration and Planning Activities (COSA)	\$3,141,858.32
Capital/Facility Improvements	\$6,415,822.00
Housing and Related Activities	\$1,632,917.95
Neighborhood Revitalization/Economic Development	\$2,627,674.30
Public Service	\$2,373,633.00
Total FY 2010-2011 CDBG Budget Category Allocations	\$16,191,905.57

ADOPTED CDBG PROJECTS

<u>Administration and Planning (COSA)</u>	<u>Allocation</u>
Monitoring Oversight and Administration	\$1,941,406.40
CDBG Legal Administration	\$341,240.70
Civil Code Compliance	\$81,172.02
CDBG/HOME Grants Accounting	\$67,014.00
Community Development Program Administration	\$458,838.42
Disability Access Office	\$20,000.00
Fair Housing Administration	\$232,186.78
Total Administrative Allocation	\$3,141,858.32

<u>Capital/Facility Improvements</u>	<u>Allocation</u>
Providence Catholic School-Facility Improvements	\$100,000.00
Davis Scott Family Pool Renovations	\$34,335.00
Presa Community Center - Campus Expansion	\$58,820.00
Olga Madrid Gymnasium	\$110,018.00
St. Joseph's Hall - Facility Improvement	\$100,000.00
Rinconcito de Esperanza - Facility Improvement	\$337,319.00
Methodist Mission Home - Campus Revitalization	\$150,000.00
Ella Austin Community Center	\$150,000.00
Myra Davis Hemmings Resource Center	\$125,000.00
George Gervin Center	\$100,000.00
HIS Kids	\$100,000.00
Barbara Jordan Center	\$50,000.00
Government Hill Sidewalks	\$200,000.00

COSA-Section 108 Guaranteed Loan Debt Service	\$4,800,000.00
Total Facility Improvement Allocation	\$6,415,822.00
<u>Housing Activities</u>	<u>Allocation</u>
HNSD Rental Rehabilitation	\$1,122,917.95
HNSD Lead Based Paint Hazard Control	\$510,000.00
Total Facility Improvements Allocation	\$1,632,917.95
<u>Neighborhood Revitalization/Economic Development</u>	<u>Allocation</u>
HNSD Operations Administration	\$1,865,568.80
HNSD Code Compliance Enforcement	\$77,600.00
Empowerment Zone Outreach	\$73,653.94
Center City Office - Neighborhood Commercial Revitalization (NCR)	\$410,851.56
Center City - NCR Gateway Initiative	\$200,000.00
Total Neighborhood Revitalization Allocation	\$2,627,674.30
<u>Public Service Activities</u>	<u>Allocation</u>
CDBG Public Service Projects-Contractual Services	
Youth Programs	\$855,304.00
Programs for Disabled	\$424,010.00
Food Programs	\$363,022.00
Shelter Programs	\$224,457.00
Total CDBG Public Service Projects-Contractual Services	\$1,866,793.00
CDBG Public Service Projects-COSA Services	
Housing & Neighborhood Services Code Compliance	\$157,861.00
Parks & Recreation Dept. Summer Teen Programs	\$199,782.00
Parks & Recreation Dept. Summer Outdoor Pool	\$76,557.00
Parks & Recreation Dept. Community Center Summer Extended Hours	\$72,640.00
CDBG Public Service Projects-COSA Services	\$506,840.00
Total CDBG Public Service Allocation	\$2,373,633.00

**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2010-2011
HOME Investment Partnerships Grant (HOME)**

<i>HOME Budget Revenue Sources</i>	<u>Sources</u>
FY 2010-2011 HOME Investment Partnerships Entitlement (HOME)	\$7,050,293.00
FY 2009-2010 HOME Program Income	\$735,338.09
Total FY 2010-2011 HOME Budget Revenue	\$7,785,631.09

<i>HOME Budget Category Allocations</i>	<u>Allocation</u>
Program Administration	\$705,029.30
First Time Homebuyer Programs	\$1,925,000.00
Housing Rehabilitation Programs	\$2,855,601.79
Multi-Family New Construction	\$2,300,000.00
Total FY 2010-2011 HOME Budget Category Allocations	\$7,785,631.09

ADOPTED HOME PROJECTS

<i>Program Administration</i>	<u>Allocation</u>
Grants Monitoring & Administration Program Monitoring and Oversight	\$705,029.30
Total Program Administration Allocation	\$705,029.30

<i>First-Time Homebuyer Program</i>	<u>Allocation</u>
Habitat for Humanity – Coleman Ridge Subdivision Unit 1 (CHDO)	\$600,000.00
Neighborhood Housing Services - Foster Acres Site (CHDO)	\$225,000.00
San Antonio Alternative Housing Corp. – FTHB Program (CHDO)	\$400,000.00
Housing & Neighborhood Services – HIP Program	\$700,000.00
Total First-Time Homebuyer Program Allocation	\$1,925,000.00

<i>Housing Rehabilitation Program</i>	<u>Allocation</u>
Housing & Neighborhood Services - Owner-Occupied Rehab./Recon.	\$1,800,000.00
Housing & Neighborhood Services - Rental Rehabilitation Program	\$1,055,601.79
Total Housing Rehabilitation Program Allocation	\$2,855,601.79

<i>Multi-Family Rental New Construction</i>	<u>Allocation</u>
Merced Housing Texas - Montabella Senior Apartments (CHDO)	\$1,600,000.00
Haven for Hope - Terrace at Haven for Hope	\$700,000.00
Total Multi-Family Rental New Construction Allocation	\$2,300,000.00

Total HOME Allocation	\$7,785,631.09
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**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2010-2011
Emergency Shelter Grant (ESG)**

<i>ESG Budget Revenue Sources</i>	<u><i>Sources</i></u>
FY 2010-2011 ESG	\$641,524.00
Total FY 2010-2011 ESG Budget Revenue	\$641,524.00

<i>ESG Budget Category Allocations</i>	<u><i>Allocation</i></u>
Program Administration (COSA)	\$32,076.00
Essential Services	\$375,000.00
Homeless Prevention	\$234,448.00
Total FY 2010-2011 HOME Budget Category Allocations	\$641,524.00

ADOPTED ESG PROJECTS

<u><i>Emergency Shelter Grant (ESG) Allocations</i></u>	<u><i>Allocation</i></u>
Program Administration (COSA)	\$32,076.00
Haven for Hope, Inc. Operations	\$135,000.00
San Antonio Food Bank Community Kitchen at Haven for Hope	\$90,448.00
San Antonio Metropolitan Ministry Residential Services at Haven for Hope	\$150,000.00
City of San Antonio Community Initiative Services	\$234,448.00
Total FY 2010-2011 ESG Allocation	\$641,524.00

**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2010-2011
Housing Opportunities for Persons with AIDS (HOPWA)**

<i>HOPWA Budget Revenue Sources</i>	<u><i>Sources</i></u>
FY 2010-2011 HOPWA	\$641,524.00
Total FY 2010-2011 HOPWA Budget Revenue	\$641,524.00

<i>HOPWA Budget Category Allocations</i>	<u><i>Allocation</i></u>
Program Administration	\$32,076.00
Housing	\$251,676.00
TBRA	\$374,007.00
Transportation	\$157,361.00
Facility Operations	\$333,574.00
Total FY 2010-2011 HOPWA Budget Category Allocations	\$1,151,125.00

ADOPTED HOPWA PROJECTS

<u><i>Housing Opportunities for Persons with AIDS (HOPWA)</i></u>	<u><i>Allocation</i></u>
DCI Community Action Division Program Administration	\$34,534.00
Alamo Area Resource Center - Greater SA Housing Works	\$125,676.00
Alamo Area Resource Center - Transportation Program	\$157,361.00
BEAT AIDS Coalition Trust	\$50,000.00
San Antonio Aids Foundation Long Term TBRA	\$374,007.00
San Antonio Aids Foundation Transitional Housing	\$100,000.00
San Antonio Aids Foundation HOPWA Operations	\$308,547.00
Total FY 2010-2011 HOPWA Allocation	\$1,151,125.00



SF 424

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

SF 424

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

Date Submitted: 8/13/2010		Applicant Identifier		Type of Submission	
Date Received by state		State Identifier		Application	
Date Received by HUD		Federal Identifier		<input type="checkbox"/> Construction	
				<input type="checkbox"/> Non Construction	
				<input type="checkbox"/> Construction	
				<input type="checkbox"/> Non Construction	
Applicant Information					
City of San Antonio			UOG Code: 48-0508		
1400 S. Flores Street			Organizational DUNS: 066428400		
			Organizational Unit		
San Antonio		Texas		Grants Monitoring and Administration	
78204		Country U.S.A.		N/A	
Employer Identification Number (EIN):			County		
74-60020708			Program Year Start Date (10/1/2010)		
Applicant Type: C			Specify Other Type if necessary:		
Local Government: Municipality			Specify Other Type: N/A		
Program Funding			U.S. Department of Housing and Urban Development		
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant			14.218 Entitlement Grant		
CDBG Project Titles 36 th Year (FY2010-2011) CDBG Program			Description of Areas Affected by CDBG Project(s) City-wide		
CDBG Grant Amount \$15,824,221.00		Additional HUD Grant(s) Leveraged \$-0-		Describe	
Additional Federal Funds Leveraged \$-0-			Additional State Funds Leveraged \$-0-		
Locally Leveraged Funds \$9,726,727.00			Grantee Funds Leveraged \$-0-		
Anticipated Program Income \$367,685.00			Other (Describe)		
Total Funds Leveraged for CDBG-based Project(s) \$9,726,727.00					
Home Investment Partnerships Program			14.239 HOME		
HOME Project Titles 19 th Year (FY2010-2011) HOME Program			Description of Areas Affected by HOME Project(s) City-wide		
HOME Grant Amount \$7,050,293.00		Additional HUD Grant(s) Leveraged \$-0-		Describe	
Additional Federal Funds Leveraged \$-0-			Additional State Funds Leveraged \$-0-		
Locally Leveraged Funds \$33,856,891.00			Grantee Funds Leveraged \$-0-		

Anticipated Program Income \$735,338.00		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s) \$33,856,891.00			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles FY2010-2011 HOPWA Program		Description of Areas Affected by HOPWA Project(s) City-wide	
HOPWA Grant Amount \$1,151,125.00	Additional HUD Grant(s) Leveraged \$-0-	Describe	
Additional Federal Funds Leveraged \$-0-		Additional State Funds Leveraged \$-0-	
Locally Leveraged Funds \$-0-		Grantee Funds Leveraged \$-0-	
Anticipated Program Income \$-0-		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s) \$-0-			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles FY2010-2011 ESG Program		Description of Areas Affected by ESG Project(s) City-wide	
ESG Grant Amount \$641,524.00	Additional HUD Grant(s) Leveraged \$-0-	Describe	
Additional Federal Funds Leveraged \$-0-		Additional State Funds Leveraged \$-0-	
Locally Leveraged Funds \$-0-		Grantee Funds Leveraged \$2,553,072.00	
Anticipated Program Income \$-0-		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s) \$2,553,072.00			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
First Name: Nina	Middle Initial	Last Name: Nixon-Mendez	
Title: Grants Administrator	Phone: 210-207-6600	Fax: 210-886-0006	
Email: nnmendez@sanantonio.gov	Grantee Website www.sanantonio.gov/gma	Other Contact	
Signature of Authorized Representative		Date Signed 8/13/2010	



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 anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

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

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

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

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

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

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

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

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

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

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 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;

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

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

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

8/13/2010

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"/> This certification does not apply.
<input checked="" type="checkbox"/> 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.

_____	<input type="text" value="8/13/2010"/>
Signature/Authorized Official	Date
<input type="text" value="Nina Nixon-Mendez"/>	
Name	
<input type="text" value="Grants Administrator"/>	
Title	
<input type="text" value="1400 S. Flores"/>	
Address	
<input type="text" value="San Antonio, TX 78204"/>	
City/State/Zip	
<input type="text" value="210-207-6600"/>	
Telephone Number	

<input type="checkbox"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

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

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

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.

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

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.

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"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

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

Drug-Free Workplace Certification

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

Place Name	Street	City	County	State	Zip
City Attorney	100 S. Flores	San Antonio	Bexar	TX	78205
Planning & Development Services	1901 S. Alamo	San Antonio	Bexar	TX	78205
International and Economic Development	100 W. Houston St., Suite 1900	San Antonio	Bexar	TX	78205
Finance Department	111 Soledad, 4 th and 5 th 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

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

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

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COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

§ 91.220 (1)(1) Entitlement

In accordance with Title I of the Housing and Community Development Act, the primary goal of the CDBG Program is “the development of viable communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-incomes.” The City of San Antonio’s CDBG Program Annual Action Plan/Budget for Program year 2010-2011 will address the needs and implement the objectives and priorities set forth in the City’s 2011-2015 Consolidated Plan for affordable housing and for non-housing community development needs. To that end, the Office of Grants Monitoring and Administration will provide loans, grants or technical assistance for developing projects that provide safe, decent, and hazard-free affordable housing, increase access to public facilities, provide access to community-needed human development services and expand economic self-sufficiency for low- and moderate-income (LMI) households through the City’s Empowerment Zone incentives which are designed to create or retain jobs or foster micro-enterprises activities.

Consolidated Plan Goals

Housing (H)

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

Fair Housing (FH)

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

Community and Supportive Services (CSS)

1. Provide community and supportive services for low – and moderate-income persons and those with special needs

Public and Community Facility (PCF) Improvements

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

Economic Development (ED)

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

Strategic Plan for Community Development

Overall Strategy – Core Housing Programs (H)

Core housing program delivery system will include a diverse number of programs funded by CDBG including 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.

Statement of Need – Housing (H)

Low- and moderate-income households continue to pay a large proportion of their income for housing. Specifically compared to other income groups, a larger proportion of low- and moderate- income renter households tend to experience housing cost burden (paying more than 30 percent of income) and other housing problems such as overcrowding and inadequate housing conditions.

Objectives (H)

<i>Housing Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>
(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	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	CDBG	Housing & Neighborhood Services Dept, Center City Office, CHDOs	Minor - 100 housing units Major - 50	Minor 20 housing units Major - 10

	violations, and weatherization efforts.				
(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 charge.	CDBG (stand alone)	Housing & Neighborhood Services Dept., CHDOS, for profit developers, SA Metropolitan Health District	275 housing units (stand alone)	55 housing units (stand alone)
(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

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

Statement of Need - Fair Housing (FH)

The Analysis of Impediments indicates that citizens do not have access to fair housing choices in free and equal access to residential housing. The AI evaluate resources for citizens to become fully aware of the existence, nature, extent and causes of all fair housing problems and the resources available to solve them. The AI also addresses the need for developing strategies and actions to overcome barriers because of race, ethnic origin, religion, disability, sex, or familial status in considering housing options.

Objectives (FH)

<i>Fair Housing Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Planning Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>
(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	Provide fair housing choice seminars and continuing	CDGB	ESL & GED classes, neighborhood	200 workshops	40 workshops

education on fair housing choice	education.		associations, industry groups		
(FH4) Review rental rehabilitation and new construction multifamily building permits to ensure ADA compliance	City staff review building plans to ensure ADA compliance	CDBG	Dept. of Community Initiatives	Review 120 plans	Review 24 plans
(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

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

Statement of Need – Community and Supportive Services (CSS)

The Citizens' Needs Survey reaffirmed that most CSS needs are high priority. Residents rank services for seniors, youth, victims of domestic violence and anti-crime programs highest. Stable housing services promote improved health, sobriety or decreased use on non-prescription drugs, and return to productive work and social activities.

Objectives (CSS)

<i>Community Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>
(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
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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.

Statement of Need – Public and Community Facility (PCF) Improvements

The Citizens’ Needs Survey indicated that public improvements and community facilities were important. Aging infrastructure is characteristic to the majority of low- to moderate-income neighborhoods, especially those that fall within the Inner City Reinvestment Core Area. Public improvements and community facilities will support a livable environment and neighborhood improvement. Investment in public facilities is also critical to economic development.

Objectives (PCF)

<i>Facility Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>
(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 Dept.	90 improvements	18 improvements
(PCF 2) Remove barriers in city-owned facilities and sidewalks to accommodate disabled populations	ADA accessibility program for modifications to sidewalks and curbs, ADA accessibility improvements to city-owned facilities ADA accessibility	CDBG	Public Works Dept., Office of Grants Monitoring and Administration	25 projects 30 sub recipients	5 projects 6 sub recipients per year

	assessment of grant sub-recipients (Section 504) and workshop;				
(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

Overall Strategy – Economic Development (ED)

The City will focus on the unmet funding needs of low- and moderate-income areas. Programs to encourage economic develop 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.

Statement of Need – Economic Development (ED)

More than 14% of San Antonio’s residents live below the poverty level. In certain neighborhoods the unemployment rates is in double digits. Economic development and job creation represent an exit from poverty. Only through improved economic opportunities can low-income persons gain economic self-sufficiency and live above the poverty level.

Objectives (ED)

<i>Economic Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>
(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
(ED3) Implement comprehensive rezoning of older corridors to encourage small business	Rezoning of older commercial areas to promote land uses consistent with small business development and with a neighborhood/community/sect or plan or revitalization plan. Special districts such as MXD,	CDBG, general fund	Planning and Development Services Dept.	500 properties	100 properties

development	IDZ, FBZD, and Flex should be considered to promote compatible mixed uses along the corridors.				
(ED4) Conduct outreach to businesses to take advantage of Empowerment Zone incentives	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.	CDBG	Center City Office	2500 businesses	500 businesses

CDBG Program/Federal Resources

The CDBG Entitlement allocation available to the City in the 2010-2011 program year is \$14,603,827. Other federal resources used to address the priority needs and specific objectives identified in the City’s Consolidated Plan include HOME Investments Partnership Program funds; and CDBG program income generated from the repayment of housing rehabilitation loans and rental property revenues in the amount of \$367,685. The total combined CDBG allocation is \$16,191,906.

Leverage

Applicants often use CDBG funds to leverage additional resources such as owner contributions and grants from other public and private sources. Although such matches are not a requirement of the City’s CDBG Program, applicants are encouraged to supplement CDBG funding with other available resources.

Funds will be distributed in the following manner:

CDBG funds are allocated to eligible non-profit and for non-profit recipients during the 2010 – 2011 Program Year as follows:

Administration & Planning Activities (20%)	\$3,141,858.32
Capital and Facility Improvements (39%)	\$6,415,822.00
Housing & Related Activities (10%)	\$1,632,917.95
Neighborhood Revitalization (16%)	\$2,627,674.30
Public Services (15%)	<u>\$2,373,633.00</u>
Total FY 2010 – 2011 Adopted CDBG Budget Allocations	\$16,191,905.57

Affordable Housing Activities

There are two distinct types of housing projects eligible for CDBG funding: housing rehabilitation/reconstruction and rental housing rehabilitation. Each applicant determines the approach best suited to address the housing needs of low and moderate-income persons by increasing the supply of affordable housing to low- and moderate-income residents and

improving the quality of housing for low- and moderate-income families. Housing activities may include the acquisition or rehabilitation of property, replacement of severely substandard housing, conversion of non-residential structures, and lead based paint testing and abatement. At a minimum, all housing units assisted with CDBG funding must meet Section 8 Housing Quality Standards and all applicable Federal, State and local codes. Housing rehabilitation and reconstruction are direct benefit activities which require 100 percent benefit to low- and moderate-income persons.

Geographic Distribution (§91.220 (f))

The City seeks to allocate its CDBG funds using census data demonstrating a benefit to persons of low- to moderate income. Additional goals for distribution include targeting 60% to the City's Infill Reinvestment Area, and up to 10% of city-wide program to the Neighborhood Strategic Revitalization Area.

CDBG Program Monitoring (§91.230)

The City of San Antonio's Office of Grants Monitoring and Administration (GMA) recognizes and will fulfill the monitoring requirements of the CDBG Program and will conduct them in accordance with HUD regulations. To ensure that each recipient of CDBG funds operate in compliance with all applicable federal statutes and regulations, and according to all deadlines and requirements, GMA has a monitoring strategy that closely reviews the project implementation of sub recipients and provides extensive technical assistance for the prevention of non-compliance issues.

The Office of Grants Monitoring and Administration maintains substantial records for the oversight and monitoring of each sub recipient, while also requiring each sub recipient to maintain its own records to facilitate the monitoring process and for public access. Sub recipient records are available for public inspection for a period of at least five-years. These records include documentation indicating the basis for which assistance was provided or denied, compliance with all federal and state statutory and program requirements and all required federal reports. Monitoring each sub recipient requires GMA to conduct both on-site and off-site monitoring to track the progress of the project and compliance with all program requirements. Additionally, technical assistance is provided to sub recipients upon their request, or if GMA program staff determines that a technical assistance visit is required as a result of a field visit or the identification of potential non-compliance issues.

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CONSOLIDATED ANNUAL ACTION PLAN/BUDGET

**FISCAL YEAR 2010-2011
Community Development Block Grant (CDBG)**

<u>CDBG Budget Revenue Sources</u>	<u>Sources</u>
FY 2010-2011 Community Development Block Grant (CDBG)	\$15,824,221.00
FY 2009-2010 CDBG Program Income	\$367,684.57
Total FY 2010-2011 CDBG Budget Revenue	\$16,191,905.57

<u>CDBG Budget Category Allocations</u>	<u>Allocation</u>	<u>Page</u>
Administration and Planning Activities (COSA)	\$3,141,858.32	47
Capital/Facility Improvements	\$6,415,822.00	55
Housing and Related Activities	\$1,632,917.95	71
Neighborhood Revitalization/Economic Development	\$2,627,674.30	75
Public Service	\$2,373,633.00	81
Total FY 2010-2011 CDBG Budget Category Allocations	\$16,191,905.57	

ADOPTED CDBG PROJECTS

<u>Administration and Planning (COSA)</u>	<u>Allocation</u>	<u>Page</u>
Monitoring Oversight and Administration	\$1,941,406.40	48
CDBG Legal Administration	\$341,240.70	49
Civil Code Compliance	\$81,172.02	50
CDBG/HOME Grants Accounting	\$67,014.00	51
Community Development Program Administration	\$458,838.42	52
Disability Access Office	\$20,000.00	53
Fair Housing Administration	\$232,186.78	54
Total Administrative Allocation	\$3,141,858.32	

<u>Capital/Facility Improvements</u>	<u>Allocation</u>	<u>Page</u>
Providence Catholic School-Facility Improvements	\$100,000.00	56
Davis Scott Family Pool Renovations	\$34,335.00	57
Presa Community Center - Campus Expansion	\$58,820.00	58
Olga Madrid Gymnasium - Facility Improvements	\$110,018.00	59
St. Joseph's Hall - Facility Improvement	\$100,000.00	60
Rinconcito de Esperanza - Facility Improvement	\$337,319.00	61
Methodist Mission Home - Campus Revitalization	\$150,000.00	62
Ella Austin Community Center - Facility Improvements	\$150,000.00	63
Myra Davis Hemmings Resource Center - Facility Improvements	\$125,000.00	64
George Gervin Center -Facility Improvements	\$100,000.00	65
HIS Kids -Facility Improvements	\$100,000.00	66
Barbara Jordan Center- Facility Improvements	\$50,000.00	67

Government Hill Sidewalks	\$200,000.00	68
HUD 108 Debt Service	\$4,800,000.00	69
Total Capital/Facility Improvement Allocation	\$6,415,822.00	

<u>Housing Activities</u>	<u>Allocation</u>	<u>Page</u>
HNSD Rental Rehabilitation	\$1,122,917.95	72
HNSD Lead Based Paint Hazard Control	\$510,000.00	73
Total Facility Improvements Allocation	\$1,632,917.95	

<u>Neighborhood Revitalization/Economic Development</u>	<u>Allocation</u>	<u>Page</u>
HNSD Operations Administration	\$1,865,568.80	76
HNSD Code Compliance Enforcement	\$77,600.00	77
Empowerment Zone Outreach	\$73,653.94	78
Center City Office - Neighborhood Commercial Revitalization	\$410,851.56	79
Center City - NCR Gateway Initiative	\$200,000.00	80
Total Neighborhood Revitalization Allocation	\$2,627,674.30	

<u>Public Service Activities</u>	<u>Allocation</u>	<u>Page</u>
CDBG Public Service Projects-Contractual Services		
Youth Programs	\$855,304.00	82
Programs for Disabled	\$424,010.00	83
Food Programs	\$363,022.00	84
Shelter Programs	\$224,457.00	85
Total CDBG Public Service Projects-Contractual Services	\$1,866,793.00	
CDBG Public Service Projects-COSA Services		
Housing & Neighborhood Services Code Compliance	\$157,861.00	86
Parks & Recreation Dept. Summer Teen Programs	\$199,782.00	87
Parks & Recreation Dept. Summer Outdoor Pool	\$76,557.00	88
<u>Parks & Recreation Dept. Community Center Summer Extended Hours</u>	<u>\$72,640.00</u>	89
CDBG Public Service Projects-COSA Services	\$506,840.00	
Total CDBG Public Service Allocation	\$2,373,633.00	

PLANNING AND ADMINISTRATION

The Office of Grants Monitoring and Administration (GMA) has the primary responsibility for the planning, organizing, implementation and monitoring of the City’s Community Development Block Grant (CDBG) Program. In addition, GMA staff coordinates the activities of other supporting City departments responsible for implementing required procedures to ensure City compliance with specific U.S. Department of Housing and Urban Development (HUD) and other federal regulations. Acceptable annual performance reviews of City activities are required by GMA to ensure that the City receives the maximum annual funding allocations for which it is entitled. City departments must comply with the Davis-Bacon Act, Fair Labor Standards Act, Equal Employment Opportunities (EEO) compliance Standards, Affirmative Fair Housing activities, general accounting standards and audit procedures, and CDBG project management and monitoring for timely implementation of projects and funds draw down.

In addition, GMA is responsible for the identification, development, implementation, oversight and administration of additional program resources supporting the City Council’s neighborhood revitalization and housing goals. These additional resources include the HOME Program, and other special purpose grants such as CDBG-ARRA and Neighborhood Stabilization programs. GMA is also responsible for the development of the City’s Five-Year Consolidated Plan, Annual Consolidated Plan/Budget, and Consolidated Plan Annual Performance Report, as well as the review and certification of compliance with the approved Consolidated Plan strategies for all project proposals submitted to HUD for funding support of local implementation.

HUD regulations provide for a maximum of 20% of the total annual CDBG Entitlement funds to be allocated for administrative and planning activities. In order to comply with this federal mandate, the 20% cap on administrative costs is also instituted in establishing sub-grantee CDBG indirect administrative budgets. Sub recipient program administrative costs, which are derived from project implementation responsibilities, are delineated in the program sections.

ADOPTED CDBG PROJECTS

<u>Administration</u>	<u>Allocation</u>	<u>Page</u>
Monitoring Oversight and Administration	\$1,941,406.40	48
CDBG Legal Administration	\$341,240.70	49
Civil Code Compliance	\$81,172.02	50
CDBG/HOME Grants Accounting	\$67,014.00	51
Community Development Program Administration	\$458,838.42	52
Disability Access Office	\$20,000.00	53
Fair Housing Administration	\$232,186.78	54
Total Administrative Allocation	\$3,141,858.32	

GRANTS MONITORING & ADMINISTRATION CDBG PROGRAM OVERSIGHT

Priority Need (Budget) Category: Planning & Administration
Eligible Activity 24 CFR 570.206 (a) General Management, Oversight and Coordination
HUD Matrix Code: 21A General Program Administration
Level of Environmental Review: 58.34 Exempt Activities

Project Description

Overall Project Description and Specific Use of Funds

The Office of Grants Monitoring and Administration has the primary responsibility for the planning, organizing, implementation and monitoring of the City’s Community Development Block Grant (CDBG). In addition, GMA staff coordinates the activities of other supporting City departments responsible for implementing required procedures to ensure City compliance with specific U.S. Department of Housing and Urban Development (HUD) and other federal regulations.

City funds will be used to support 26 full time positions and administrative costs associated with the monitoring and oversight of the CDBG program and other related Consolidated Plan activities.

Additional information may be obtained by contacting the Grants Monitoring and Administrative Office, located at 1400 S. Flores St., San Antonio, Texas 78204 (210)207-6600.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	N/A	N/A
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Personnel Services	\$1,611,367.32	FY 10-11 CDBG Funds	\$1,941,406.40
Contractual Services	\$310,625.02	N/A	\$0.00
Commodities	\$19,414.06	N/A	\$0.00
Capital Outlay	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$1,941,406.40	Total Project Cost	\$1,941,406.40

CITY ATTORNEY CDBG LEGAL ADMINISTRATION

Priority Need (Budget)	Planning/Administration
Category:	
Eligible Activity	24 CFR 570.206 (a) General Administration, Oversight & Coordination
HUD Matrix Code:	21A General Program Administration
Level of Environmental Review:	§58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The City Attorney’s CDBG Section negotiates and prepares specialized contracts and exhibits required in conjunction with CDBG revitalization and housing activities, loan documents, and long term lease agreements with non-city entities for use of CDBG funded property. Staff also prepares and reviews legal documents related to CDBG and HOME housing-related projects.

CDBG funds will support salaries for two (2) Attorneys, one (1) Paralegal, and one (1) Legal Secretary.

Additional information may be obtained by contacting the City Attorney’s Office located at 111 Soledad Street, Suite 1000, San Antonio, Texas 78205, (210) 207-8940.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	N/A	N/A
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Personnel Services	\$303,704.22	FY 10-11 CDBG Funds	\$341,240.70
Contractual Services	\$30,711.66	N/A	\$0.00
Commodities	\$2,824.82	N/A	\$0.00
Capital Outlay	\$4,000.00	N/A	\$0.00
Total CDBG Allocation	\$341,240.70	Total Project Cost	\$341,240.70

CITY ATTORNEY CODE ENFORCEMENT ADMINISTRATION

Priority Need (Budget)	Planning and Administration
Category:	
Eligible Activity	24 CFR 570. 206 (a) General Administration, Oversight & Coordination
HUD Matrix Code:	21A General Program Administration
Level of Environmental Review:	58.34 Exempt Activities

Project Description

Overall Project Description and Specific Use of Funds

Code Compliance Attorney will prosecute criminal code compliance cases; advise city departments, including the San Antonio Police Department and Housing and Neighborhood Services Department, on legal matters and assist these departments in formulating strategies to address quality of life issues; provide legal advice to City Council; respond to media requests regarding ongoing litigation matters; attend community meetings; train support staff and code compliance officers; defend DSDB (Dangerous Structure Determination Board) appeals; coordinate with DART (Dangerous Assessment Response Team) to abate nuisance cases by filing civil suits; resolve cleaning lien disputes; draft ordinances authorizing Code Compliance program, including creating authority for administrative enforcement of code compliance violations; and work with the police and community leaders to develop proactive, creative solutions to neighborhood problems such as unsafe buildings, code violations, prostitution, alcohol offenses, and transient crimes in CDBG eligible areas.

CDBG funds will support the salary of one (1) Code Compliance Attorney.

Additional information may be obtained by contacting the City Attorney’s Office located at 111 Soledad Street, Suite 1000, San Antonio, Texas 78205, (210)207-8940

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	N/A	N/A
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Personnel Services	\$79,548.58	FY 10-11 CDBG Funds	\$81,172.02
Contractual Services	\$1,623.44	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$81,172.02	Total Project Cost	\$81,172.02

FINANCE CDBG/HOME GRANTS ACCOUNTING

Priority Need (Budget)	Planning and Administration
Category:	
Eligible Activity	24 CFR 570. 206 (a) General Management, Oversight and Coordination
HUD Matrix Code:	21A General Program Administration
Level of Environmental Review:	58.34 Exempt Activities

Project Description

Overall Project Description and Specific Use of Funds

Funds will support one (1) full time equivalent position in the City’s Finance, Accounting Division and Disbursement and Receivables Division. Monthly review of grant expenditure and collection activities will be performed. Staff is responsible for the generation of the annual Single Audit Report and fund financial statements for the CDBG/HOME funds that are separately reported in the City’s Comprehensive Annual Financial Report.

Additional services to be provided by the City’s Finance Department related to the CDBG/HOME program include the creation and maintenance of grant master data and account codes, payroll services, accounts receivable and treasury collection, accounts payable, general ledger review and postings, financial reporting support, and coordination and assistance with third party (grantor, external auditors, etc.) reviews of CDBG/HOME funds.

Additional information may be obtained by contacting the Finance Department, located at 111 Soledad Street, San Antonio, Texas 78205, (210)207-8644.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	N/A	N/A
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Personnel Services	\$67,014.00	FY 10-11 CDBG Funds	\$67,014.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$67,014.00	Total Project Cost	\$67,014.00

COMMUNITY DEVELOPMENT PROGRAM

Priority Need (Budget) Category: Planning and Administration
Eligible Activity 24 CFR 570.205 (a)(2) Eligible planning, urban design
HUD Matrix Code: 20 Planning
Level of Environmental Review: 58.34 Exempt Activities

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will support salaries for one (1) Community Development Coordinator, one (1) Senior Management Analyst, one (1) Senior Real Estate Specialist, one (1) Senior GIS Analyst, one (1) Planner (Zoning) and the partial funding of one (1) Assistant Director. The Community Development section of Planning and Development Services performs demographic data analysis, facilitates partnerships with community stakeholders associated with the revitalization of CDBG-eligible commercial corridors, coordinates marketing the disposition of property, establishes and maintains inventory of developable sites within the city, performs market values analysis based on available foreclosure filings, code violations, housing sales, and develops targeted plans for redevelopment of target areas within the City. Staff also provides support to the Community Development Advisory Committee, an eleven member City Board charged with implementing the goals contained within the adopted Strategic Plan for Community Development (SPCD).

Additional information may be obtained by contacting the Planning and Community Development Department, located at 1901 S. Alamo, San Antonio, Texas 78204 (210) 207-5495.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	N/A	N/A
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Personnel Services	\$454,250.04	FY 10-11 CDBG Funds	\$458,838.42
Contractual Services	\$4,588.38	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$458,838.42	Total Project Cost	\$458,838.42

PUBLIC WORKS DISABILITY ACCESS ADMINISTRATION

Priority Need (Budget) Category: Planning and Administration
Eligible Activity 24 CFR 570.206 (a) General Management, Oversight & Coordination
HUD Matrix Code: 21A General Program Administration
Level of Environmental Review: 58.34 Exempt Activities

Project Description

Overall Project Description and Specific Use of Funds

The U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant (CDBG) regulations require the City to comply with Section 504, Rehabilitation Act of 1973, and the 1991 American Disabilities Act to provide for disabled and elderly accessibility for capital improvement to public facilities. This project provides for the planning, design, and construction review activity associated with the rehabilitation, reconstruction and new construction of public facilities and improvements.

Additional information may be obtained by contacting the Public Works Department, Disability Access Office at 114 W. Commerce Street, San Antonio, Texas 78205, (210) 207-8025.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	N/A	N/A
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Contractual Services	\$16,800.00	FY 10-11 CDBG Funds	\$20,000.00
Commodities	\$1,000.00	N/A	\$0.00
Capital Outlay	\$2,200.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$20,000.00	Total Project Cost	\$20,000.00

DEPARTMENT OF COMMUNITY INITIATIVES FAIR HOUSING PROGRAM

Priority Need (Budget) Category: Planning and Administration
Eligible Activity 24 CFR 570.206 (a) General Management, Oversight & Coordination
HUD Matrix Code: 21A General Program Administration
Level of Environmental Review: 58.34 Exempt Activities

Project Description

Overall Project Description and Specific Use of Funds

Funds will be used to provide administrative support to the City’s Fair Housing Program. The U.S. Department of Housing and Urban Development (HUD) requires local compliance with the Fair Housing Act (Public Law 90-824) as amended and Executive Order 11603, as amended by Executive Order 12259, to further fair housing issues. In its annual application for CDBG and HOME Entitlement funds, the City must certify that it will continue to implement necessary actions to affirmatively further fair housing opportunities. The Fair Housing Administration funding allows staff to investigate and mediate Fair Housing and Tenant-Landlord complaints. The program monitors housing discrimination practices, and encourages voluntary compliance to City, State, and Federal Fair Housing laws. Program staff is charged with providing Fair Housing/Tenant-Landlord educational opportunities and outreach activities. The Fair Housing Program has also partnered with the City of San Antonio’s Planning and Development Services Department and the Disability Access Office, in checking and inspecting new construction plans of multi-family housing. Inspections include compliance with the Fair Housing Accessibility Requirements and Section 504 of the Rehabilitation Act of 1973 Accessibility Standards. Additional information may be obtained by contacting the Department of Community Initiatives, located at 115 Plaza de Armas, Suite 210, San Antonio, Texas 78205 (210)207-8198.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	N/A	N/A
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Personnel Services	\$229,864.92	FY 10-11 CDBG Funds	\$232,186.78
Contractual Services	\$1,857.49	N/A	\$0.00
Commodities	464.37	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$232,186.78	Total Project Cost	\$232,186.78

CAPITAL/FACILITY IMPROVEMENTS

Providing for adequate and safe public infrastructure, including street, drainage, and sidewalks, continues to be a high priority in San Antonio's strategy to improve the local quality of life. Improvements to neighborhood facilities, operated by community based organizations or the city, are also important in San Antonio's community development. All CDBG supported capital and facility improvement activities serve low- and moderate-income residents, primarily located in the City of San Antonio's older neighborhoods.

In 2004, the City of San Antonio was the recipient of a Section 108 Guaranteed Loan from HUD. To date \$39,064,497 has been expended on 89 projects. Of those projects, 53 have been completed and 36 are in progress. A reprogramming of Section 108 Guaranteed Loan projects to expend the balance of the \$57,000,000 is scheduled to occur in September. All funds must be spent by December 1, 2011. Each year \$4.8 million of the City's CDBG entitlement is set aside for debt service to the Section 108 Guaranteed Loan which becomes due on August 1, 2025.

<u>Capital/Facility Improvements</u>	<u>Allocation</u>	<u>Page</u>
Providence Catholic School-Facility Improvements	\$100,000.00	56
Davis Scott Family Pool Renovations	\$34,665.00	57
Presa Community Center - Campus Expansion	\$58,820.00	58
Olga Madrid Gymnasium - Facility Improvements	\$110,018.00	59
St. Joseph's Hall - Facility Improvements	\$100,000.00	60
Rinconcito de Esperanza - Facility Improvements	\$337,319.00	61
Methodist Mission Home - Campus Revitalization	\$150,000.00	62
Ella Austin Community Center - Facility Improvement	\$150,000.00	63
Myra Davis Hemmings Resource Center - Facility Improvements	\$125,000.00	64
George Gervin Center - Facility Improvements	\$100,000.00	65
H.I.S. Kids- Facility Improvements	\$100,000.00	66
Barbara Jordan Center - Facility Improvements	\$50,000.00	67
Government Hill Sidewalks	\$200,000.00	68
Section 108 Guaranteed Loan Debt Service	\$4,800,000.00	69
Total Capital/Facility Improvement Allocation	\$6,415,822.00	

PROVIDENCE CATHOLIC SCHOOL

Priority Need (Budget)	Neighborhood Revitalization
Category:	
Eligible Activity	24 CFR 570.201 (c) Public Facilities and Improvements
HUD Matrix Code:	03K Street Improvements
Level of Environmental Review:	§58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will be used to repair pedestrian sidewalks, the installation of lights to improve safety in the area, and adjustment of the vehicle entrances/exits to the property to eliminate current safety hazards for vehicles in the area.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting Providence High School, located at 1215 N. St. Mary's Street, San Antonio, Texas 78215 (210) 224-6651.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Construction Contract	\$100,000.00	FY 10-11 CDBG Funds	\$100,000.00
N/A	\$0.00	Other Funding	\$5,002.73
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$100,000.00	Total Project Cost	\$105,002.73

DAVIS-SCOTT FAMILY YMCA POOL RENOVATION

Priority Need (Budget)Category: Neighborhood Revitalization
Eligible Activity 24 CFR 570.201 (c) Public Facilities & Improvements
HUD Matrix Code: 03 Public Facilities and Improvements (General)
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide the last component of a two year renovation project to the facility located at 1213 Iowa Street. The improvements will include removal and replacement of existing ceiling grid and tiles in pool area, and removal and replacement of all windows in pool area.

The Davis-Scott Family YMCA has provided quality affordable and accessible programs to residents in Eastside San Antonio since 1944.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting the YMCA of San Antonio located at 3233 N. St. Mary's, San Antonio, Texas, 78212 (210) 246-9622.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Pool Area Renovation	\$34,665.00	FY 10-11 CDBG Funds	\$34,665.00
N/A	\$0.00	YMCA of Greater SA	\$530.78
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$34,665.00	Total Project Cost	\$35,195.78

PRESA COMMUNITY CENTER CAMPUS EXPANSION PROJECT

Priority Need (Budget) Category: Neighborhood Revitalization
Eligible Activity: 24 CFR 570.201(c) Public Facilities and Improvements
HUD Matrix Code: 03E Neighborhood Facilities
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

CDBG fund will be used for the installation of an ADA automatic Accessible door opener in the Learning & Technology Center. It also includes installing an ADA automatic Accessible door opener to main lobby; covered deck in back yard for additional shade and seating outdoors; fire safety equipment for main kitchen; parking lot resurface, re-line, replace parking stops; replace fence along back alley and bus parking area; renovate employee work room; acquire adjacent properties for improved parking accommodations and expanded program space; raze old storage building and install new storage building for agency.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting Presa Community Center, located at 3721 South Presa, San Antonio, Texas 78210 (210) 532-5295.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Facility Improvement	\$58,820.00	FY 10-11 CDBG Funds	\$58,820.00
N/A	\$0.00	Latitude Architects	\$50,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$58,820.00	Total Project Cost	\$108,820.00

OLGA MADRID GYMNASIUM

Priority Need (Budget) Category: Neighborhood Revitalization
Eligible Activity 24 CFR 570.201(c) Public Facilities and Improvements
HUD Matrix Code: 03E Neighborhood Facilities
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

The gymnasium is a key feature of the Olga Madrid Community Center. The unlevel surface, lack of adequate subflooring and cracks in the tile render the area hazardous for injuries related to missteps or falls. The bleacher seating is aged and outdated. A new floor and bleachers will complete the renovation of the gym, which has been painted and received new lighting and entry doors. This final phase will allow for the enhancement of program space for the child care center and youth programs as well as community happenings.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting Olga Madrid-YMCA located at 314 N. Hackberry Suite 101, SA, TX 78202 (210) 228-9922.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Facility Improvements	\$110,018.00	FY 10-11 CDBG Funds	\$110,018.00
N/A	\$0.00	YWCA	\$53,275.54
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$110,018.00	Total Project Cost	\$163,293.54

MADONNA NEIGHBORHOOD CENTER - REBUILDING ST. JOSEPH'S HALL

Priority Need (Budget) Category: Neighborhood Revitalization
Eligible Activity: 24 CFR 570.201 (c) Public Facilities & Improvements
HUD Matrix Code: 03 Public Facilities and Improvements (General)
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will be used to build St. Joseph's Hall, a 4,348 square foot facility. The new structure will house three dedicated classrooms for infants and toddlers day care center and a cooking kitchen for daily hot meals.

The Madonna Neighborhood Center provides comprehensive services, for children, families and the elderly with special emphasis on the socially and economically disadvantaged.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting the Madonna Neighborhood Center located at 1906 Castroville Rd. San Antonio TX 78237 (210) 432-2374.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Construction	\$100,000.00	FY 10-11 CDBG Funds	\$100,000.00
N/A	\$0.00	Greehey Family Foundation	\$80,000.00
N/A	\$0.00	Harvey Najim Foundation	\$200,000.00
N/A	\$0.00	Charity Ball Assn. of SA	\$100,000.00
N/A	\$0.00	WellMed Foundation	\$10,000.00
N/A	\$0.00	Zachary Foundation	\$30,000.00
Total CDBG Allocation	\$100,000.00	Total Project Cost	\$520,000.00

RINCONCITO DE ESPERANZA

Priority Need (Budget) Category: Neighborhood Revitalization
Eligible Activity 24 CFR 570.201(c) Public Facilities and Improvements
HUD Matrix Code: 03E Neighborhood Facilities
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funding will be used for renovation and acquisition at El Rinconcito de Esperanza located at the intersection of Guadalupe and South Colorado on San Antonio's Westside. The Rinconcito is a community educational and activity center serving the residents of the Westside of San Antonio. The improved facilities will house a variety of classes, activities, and events that will be open to the community.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting the Esperanza Peace and Justice Center at 922 San Pedro Avenue, San Antonio, Texas 78212 (210) 228-0201.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Facility Improvements	\$337,319.00	FY 10-11 CDBG Funds	\$337,319.00
N/A	\$0.00	AKR Foundation & C. Phoenix	\$200,000.00
N/A	\$0.00	Rinconcito Capital Campaign	\$50,000.00
N/A	\$0.00	Façade Improvement	\$15,000.00
N/A	\$0.00	Bank of America	\$100,000.00
N/A	\$0.00	Other (Kresge, Kronkosky)	\$68,019.00
Total CDBG Allocation	\$337,319.00	Total Project Cost	\$770,338.00

METHODIST MISSION HOME

Priority Need (Budget) Category: Neighborhood Revitalization
Eligible Activity: 24 CFR 570.201 (c) Public Facilities and Improvements
HUD Matrix Code: 03C Homeless Facilities
Level of Environmental Review: §58.36 (Environmental Assessment)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will be used for the renovation of the Southwest Center for Higher Independence Dormitory and Maternity Center. The project will consist of selective demolition, reconstruction and upgrades to mechanical, plumbing and electrical system. The scope of work includes: asbestos abatement, updates to meet ADA compliance, renovation of medication dispensing area, renovation of life skills and vocational training areas, and expansion of training kitchen. All project activity will be completed by September 30, 2012. Additional information can be obtained by contacting Methodist Mission located at 6487 Whitby Road, San Antonio, TX 78240 (210)696-2410.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Facility Improvements	\$150,000.00	FY 10-11 CDBG Funds	\$150,000.00
N/A	\$0.00	Individuals	\$1,236,480.00
N/A	\$0.00	CDBG/HOME (prior funding)	\$500,000.00
N/A	\$0.00	Mabee Foundation	\$325,000.00
N/A	\$0.00	Federal Home Loan Bank	\$272,000.00
N/A	\$0.00	Kronkosky Foundation	\$200,000.00
N/A	\$0.00	Grogan Lord Foundation	\$125,000.00
N/A	\$0.00	County HOME	\$100,000.00
N/A	\$0.00	Bexar Co. Housing Trust	\$100,000.00
N/A	\$0.00	Other Foundations	\$65,000.00
Total CDBG Allocation	\$150,000.00	Total Project Cost	\$2,923,480.00

ELLA AUSTIN COMMUNITY CENTER

Priority Need (Budget)Category: Neighborhood Revitalization
Eligible Activity 24 CFR 570.201 (c) Public Facilities & Improvements
HUD Matrix Code: 03E Neighborhood Facilities
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide for renovations to the property located at 1023 N. Pine Street. The improvements will include HVAC repairs, electrical repair/installation, interior/exterior repairs/paint, ADA modifications, landscape, and exterior lighting.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting the Ella Austin Community Center located at 1023 N. Pine Street, San Antonio, Texas, 78202 (210) 224-2351.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Facility Improvements	\$150,000.00	FY 10-11 CDBG Funds	\$150,000.00
N/A	\$0.00	Other Funds	\$550,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$150,000.00	Total Project Cost	\$700,000.00

MYRA DAVIS HEMMINGS RESOURCE CENTER

Priority Need (Budget)Category: Neighborhood Revitalization
Eligible Activity 24 CFR 570.201 (c) Public Facilities & Improvements
HUD Matrix Code: 03E Neighborhood Facilities
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide for renovations to the 4,779 square foot facility located at 328 North Pine Street formerly known as the old YWCA. The improvements will include HVAC repairs, electrical repair/installation, replacement of doors/windows, interior/exterior repairs/paint, replacement of floor, landscape, and exterior lighting.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting the Myra Davis Hemmings Resource Center located at 328 North Pine Street, San Antonio, Texas, 78202 (210) 222-0062.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Facility Improvements	\$125,000.00	FY 10-11 CDBG Funds	\$125,000.00
N/A	\$0.00	Other Funds	\$130,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$125,000.00	Total Project Cost	\$255,000.00

GEORGE GERVIN CENTER

Priority Need (Budget)Category: Neighborhood Revitalization
Eligible Activity 24 CFR 570.201 (c) Public Facilities & Improvements
HUD Matrix Code: 03E Neighborhood Facilities
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide for renovations to the 4,000 square foot property located at 1104 Denver, formerly known as the Preston House. The improvements will include HVAC repairs, electrical repair/installation, plumbing, replacement of doors/windows, interior/exterior repairs/paint, replacement of roof and the parking lot.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting the George Gervin Youth Center located at 6903 Sunbelt Dr. South, San Antonio, Texas, 78218 (210) 804-1786.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Facility Improvements	\$100,000.00	FY 10-11 CDBG Funds	\$100,000.00
N/A	\$0.00	Other Funds	\$415,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$100,000.00	Total Project Cost	\$515,000.00

H.I.S. KIDS

Priority Need (Budget)Category:	Neighborhood Revitalization
Eligible Activity	24 CFR 570.201 (c) Public Facilities & Improvements
HUD Matrix Code:	03P Health Facilities
Level of Environmental Review:	§58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide for renovations to the property located at 812 Hackberry, formerly known as the Bellinger Clinic. The building will serve as a full-service IV therapy center serving children on an outpatient basis. The improvements will include foundation stabilization, HVAC, electrical, plumbing and gas repairs, replacement of windows/doors, floor, interior and exterior repairs/paint, and a parking lot.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting H.I.S. Kids located at 812 S. Hackberry, San Antonio, Texas, 78203 (210)884-0972.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Facility Improvements	\$100,000.00	FY 10-11 CDBG Funds	\$100,000.00
N/A	\$0.00	Other Funds	\$455,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$100,000.00	Total Project Cost	\$555,000.00

BARBARA JORDAN CENTER

Priority Need (Budget)Category: Neighborhood Revitalization
Eligible Activity 24 CFR 570.201 (c) Public Facilities & Improvements
HUD Matrix Code: 03E Neighborhood Facilities
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide for renovations to the property located at 2803 E. Commerce.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting the Barbara Jordan Community Center located at 2803 E. Commerce Street, San Antonio, Texas, 78203 (210) 223-9940.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	1
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Facility Improvements	\$50,000.00	FY 10-11 CDBG Funds	\$50,000.00
N/A	\$0.00	Other Funds	\$750,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$50,000.00	Total Project Cost	\$800,000.00

GOVERNMENT HILLS SIDEWALKS

Priority Need (Budget)Category: Capital Improvements
Eligible Activity 24 CFR 570.201 (c) Public Facilities & Improvements
HUD Matrix Code: 03K Street Improvements
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide for construction/reconstruction of sidewalks in the Government Hill area.

All project activity will be completed by September 30, 2012.

Additional information may be obtained by contacting the City of San Antonio, Public Works Department, located at 114 W. Commerce Street, San Antonio, Texas 78205 (210) 207-8064.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	N/A	N/A
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Construction	\$200,000.00	FY 10-11 CDBG Funds	\$200,000.00
N/A	\$0.00	N/A	0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$200,000.00	Total Project Cost	\$200,000.00

SECTION 108 GUARANTEED LOAN

Priority Need (Budget) Category: Capital Improvements
Eligible Activity: 24 CFR 570.201 (c) Public Facilities and Improvements
HUD Matrix Code: 03E Neighborhood Facilities
Level of Environmental Review: 58.35 (a) Categorical Exclusion subject to 58.5

Project Description

Overall Project Description and Specific Use of Funds

Funds will provide for adequate and safe public infrastructure, including street, drainage, and sidewalks, which continues to be a high priority in San Antonio’s strategy to improve the local quality of life. All CDBG supported capital improvement activities serve low- and moderate-income residents, primarily located in the City of San Antonio’s older neighborhoods.

In 2004, the City of San Antonio was the recipient of a Section 108 Guaranteed Loan from HUD. To date \$39,064,497 has been expended on eighty-nine (89) projects. Of those projects, fifty-three (53) have been completed and thirty-three (33) are in progress. A reprogramming of Section 108 Guaranteed Loan projects to expend the balance of the \$57,000,000 is scheduled to occur in September. All funds must be spent by December 1, 2011. Each year \$4.8 million of the City’s CDBG entitlement is set aside for debt service to the Section 108 Guaranteed Loan which becomes due on August 1, 2025.

Additional information may be obtained by contacting the Public Works Department, at 114 W. Commerce Street, San Antonio, Texas 78205, (210) 207-8025.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	N/A	N/A
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Loan Payment	\$4,800,000.00	FY 2010-2011 CDBG Funds	\$4,800,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$4,800,000.00	Total Project Cost	\$4,800,000.00

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HOUSING AND RELATED ACTIVITIES

The provision of affordable, safe and decent housing opportunities for low and moderate-income residents, including preserving the existing housing stock, continues to be a local priority for the City of San Antonio. Since 1974, the funding resources provided through the Community Development Block Grant (CDBG), and other U.S. Department of Housing and Urban Development (HUD) grants have been expended to effectively support owner occupied housing rehabilitation, targeted neighborhood revitalization/housing redevelopment, and homeownership programs.

HUD eligibility for CDBG funded housing activities is based on the income of the initial occupants following completion of a CDBG funded activity. In most cases, a maximum household's annual gross income eligibility criterion is 80% of the San Antonio median income, adjusted for household size in accordance with HUD Section 8 Income Guidelines.

<u><i>Housing and Related Activities</i></u>	<u><i>Allocation</i></u>	<u><i>Page</i></u>
HNSD Rental Rehabilitation	\$1,122,917.95	72
HNSD Lead Based Paint Hazard Control	\$510,000.00	73
Total Housing and Related Allocation	\$1,632,917.95	

HNSD - RENTAL REHABILITATION PROGRAM

Priority Need (Budget) Category: Housing
Eligible Activity 24 CFR 570.202(a)(1)Rehab. & Preservation - Privately Owned Bldgs. - Residential
HUD Matrix Code: 14B Rehab; Multi-Unit Residential
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

The City's Rental Rehabilitation Program is administered by the Housing and Neighborhood Services Department. The program provides low-interest loans to private sector rental property owners to rehabilitate their rental properties to current federal habitability standards. In return for the loan assistance, the property owners will provide affordable rental units to clients at or below 80% AMI.

Additional information may be obtained by contacting the Housing and Neighborhood Services Department located at 1400 S. Flores, San Antonio, Texas 78204 (210) 207-7881.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	15
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Rental Rehabilitation Loans	\$1,122,917.95	FY 10-11 CDBG Funds	\$1,122,917.95
N/A	\$0.00	FY 10-11 HOME Funds	\$1,055,601.79
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$1,122,917.95	Total Project Cost	\$2,178,519.74

HNSD - LEAD BASED PAINT HAZARD CONTROL PROGRAM

Priority Need (Budget) Category:	Housing
Eligible Activity	24 CFR 570.202(a)(1)-Rehab. & Preservation Activites - Privately Owned Bldgs.- Residential Units
HUD Matrix Code:	14I Lead Based Paint/Hazards Test/Abatement
Level of Environmental Review:	§58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

The program addresses all lead hazards in single family homes, built prior to 1978 (rental or owner occupied) of low income families, with children under the age of six who live or spend six hours or more (over a period of 2 days) in the household. Services are provided Citywide in the form of a grant. Lead hazard control work typically involves a combination of interim controls and abatement.

Additional information may be obtained by contacting the Housing and Neighborhood Services Department located at 1400 S. Flores, San Antonio, Texas 78204 (210) 207-7881.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Housing Units	34
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Lead Based Paint Activities	\$510,000.00	FY 10-11 CDBG Funds	\$510,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$510,000.00	Total Project Cost	\$510,000.00

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NEIGHBORHOOD REVITALIZATION/ ECONOMIC DEVELOPMENT

Although San Antonio has experienced economic growth and development during the past fifteen years, the majority of privately initiated and financed activity has been concentrated in the Northern sectors of the City, bypassing the inner city and older City neighborhoods. To encourage a more equitable distribution of economic growth and revitalization activity, the City of San Antonio has targeted the majority HUD funded capital improvements and housing redevelopment programs in the inner and southern sectors of San Antonio. These programs are critical components in the City’s Community Development strategy.

In order to address the City’s goal to provide a quality environment, and increase job opportunities for residents of the inner city, additional public sector incentives have been necessary to attract private sector interest and leverage private development investment. Revitalization activities have been designed to stimulate private sector ventures, neighborhood business, residential and facility redevelopment, and to increase the tax base. These programs are structured to not only support specific public sector financed objectives, but also to provide the vehicle and incentive for perpetuating revitalization efforts through increased citizen initiative and private enterprise support.

<u><i>Neighborhood Revitalization/Economic Development</i></u>	<u><i>Allocation</i></u>	<u><i>Page</i></u>
HNSD Operations Administration	\$1,865,568.80	76
Code Compliance Enforcement	\$77,600.00	77
Empowerment Zone Outreach	\$73,653.94	78
Neighborhood Commercial Revitalization	\$410,851.56	79
<u>NCR Gateway Initiative</u>	<u>\$200,000.00</u>	<u>80</u>
Total Neighborhood Revitalization/Economic Development Allocation	\$2,627,674.30	

HNSD – HOUSING OPERATIONS ADMINISTRATION

Priority Need (Budget) Category:	Housing Rehabilitation and Reconstruction
Eligible Activity	24 CFR 570.202(a)(1)Rehab. & Preservation - Privately Owned Bldgs. - Residential
HUD Matrix Code:	14H Rehabilitation Administration
Level of Environmental Review:	58.34 Exempt Activities

Project Description

Overall Project Description and Specific Use of Funds

The Housing and Neighborhood Service Department's Housing Program Administration is funded from CDBG resources and is a combination of the previous funded Operations Administration and Resources Administration budgets. The overall budget includes funding for all CDBG funded staff as well as supports various administrative housing activities including the Rental Rehabilitation Program, Owner Occupied Rehabilitation Program, Lead Based Paint Hazard Control Program, Homebuyers Club Counseling Program, Down Payment Assistance Program, Loan Processing and Loan Servicing efforts for all housing programs as well as direct program support to run the respective programs.

Funding will be used to fund 29 FTE staff and administration expenditure items such as personnel services, contractual services, commodities, other expenditure items, and capital outlay.

Additional information may be obtained by contacting the Housing and Neighborhood Services Department located 1400 S. Flores, San Antonio, Texas 78204 (210) 207-7881.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	330
<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Direct Program Implementation	\$1,865,568.80	FY 10-11 CDBG Funds	\$1,865,568.80
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$1,865,568.80	Total Project Cost	\$1,865,568.80

HNSD CODE COMPLIANCE ENFORCEMENT

Priority Need (Budget) Category: Neighborhood Revitalization
Eligible Activity 24 CFR 570.201 (d) Clearance and Demolition
HUD Matrix Code: 04 Clearance and Demolition
Level of Environmental Review: 58.35 (a) Categorical Exclusion subject to 58.5

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide for non-personnel expenses associated with code enforcement, rehabilitation, and revitalization efforts in blighted CDBG-eligible neighborhoods. Program goals include cleaning vacant lots and dangerous premises. A lien is placed on the property to ensure payment for services by property owners. This budget provides for the correction of code violations and not for the payment of salaries and overhead costs associated with code enforcement activities. CDBG funds will primarily be used for cleaning vacant lots and dangerous premises.

Additional information may be obtained from the Housing and Neighborhood Services Department located at 1400 S. Flores, San Antonio, Texas 78204 (210) 207-7881.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	People	281
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Clearance and Demolition	\$29,488.00	FY 10-11 CDBG Funds	\$77,600.00
Contractual Services	\$45,784.00	N/A	\$0.00
Capital Outlay	\$2,328.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$77,600.00	Total Project Cost	\$77,600.00

**CENTER CITY DEVELOPMENT OFFICE – EMPOWERMENT ZONE
OUTREACH**

Priority Need (Budget) Category: Neighborhood Revitalization
Eligible Activity 24 CFR 570. 201 (o) Technical Assistance to Owners/Persons Developing Microenterprises
HUD Matrix Code: 18C Micro-Enterprise Assistance
Level of Environmental Review: 58.34 Exempt Activities

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will support one (1) Sr. Economic Development Specialist. CDBG funds will be used to support the Outreach and Technical Assistance activities related to the Empowerment Zone designation within San Antonio. This position will supplement the personnel position funded through the General Fund as a result of successful program accomplishments.

The 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 with an Empowerment Zone are eligible to take advantage of federal tax incentives to hire EZ residents and to expand or improve their business operations. Increased business development with the Zone facilitates job opportunities for EZ residents and improves access to goods and services, promoting long-term community revitalization.

Additional information may be obtained by contacting the Center City Development Office, located at 100 W. Houston St., 19th Floor, San Antonio, Texas 78205, (210)207-6912

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Businesses	5
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Personnel Services	\$73,653.94	FY 10-11 CDBG Funds	\$73,653.94
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$73,653.94	Total Project Cost	\$73,653.94

NEIGHBORHOOD COMMERCIAL REVITALIZATION

Priority Need (Budget) Neighborhood Revitalization
Category:
Eligible Activity 24 CFR 570.203 (b) Special Economic Development Activities
HUD Matrix Code: 18B ED Technical Assistance
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will support the City’s ongoing neighborhood commercial revitalization efforts in the areas of organizational development, marketing and business obstacles and solutions, physical improvements, and coordination to enhance business recruitment, retention and expansion in target areas, as well as the funding of NCR staff to provide technical assistance in these areas. The NCR Program accomplishes its services by providing technical assistance and training opportunities to the non-profit revitalization organization's staff, board and business owners. Funds are proposed to serve three Neighborhood Commercial Revitalization districts.

Additional information can be obtained from the Center City Development Office, Neighborhood Commercial Revitalization Program office located at 1400 S. Flores, San Antonio, Texas 78204 (210) 207-7881.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Businesses	3
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Micro-Enterprise Assistance	\$410,851.56	FY 10-11 CDBG Funds	\$410,851.56
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$410,851.56	Total Project Cost	\$410,851.56

NCR-GATEWAY INITIATIVE

Priority Need (Budget) Category: Neighborhood Revitalization
Eligible Activity 24 CFR 570.201 (c) Public Facilities and Improvements
HUD Matrix Code: 03 Public Facilities and Improvements (General)
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will support the City’s established revitalization and reinvestment plans for the proposed Gateway locations in the areas of economic opportunities, economic viability, and will preserve and enhance the City's urban design in these areas. The NCR - Gateway Initiative Program will be utilized to install infrastructure including streets, curbs and gutters, streetscape, street lighting, sidewalks, parks and other infrastructure improvements. Funds are proposed to serve four Neighborhood Commercial Revitalization districts.

Additional information can be obtained from the Center City Development Office, Neighborhood Commercial Revitalization Program office located at 1400 S. Flores, San Antonio, Texas 78204. (210) 207-7881.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Public Facilities	4
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Facility Improvements	\$200,000.00	FY 10-11 CDBG Funds	\$200,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$200,000.00	Total Project Cost	\$200,00.00

PUBLIC SERVICE

HUD defines Public Service programs as activities “directed towards improving the community’s public services and /or facilities including, but not limited to, those concerned with employment, crime prevention, child care, health, drug abuse, education, energy conservation, welfare, or recreational needs”. In most cases, as direct beneficiaries, clients benefiting from CDBG supported public service activities must be documented as having gross annual household incomes not exceeding 80% of San Antonio’s median income, adjusted for household size in accordance with HUD Section 8 Income Guidelines. In addition, HUD CDBG regulations require the public service program to be a new service or demonstrate a quantifiable increase in the level of an existing service. The amount of funding available to Public Service activities is also limited by HUD regulations, and cannot exceed 15% of the total CDBG annual budget allocation.

<u><i>Public Service Activities</i></u>	<u><i>Allocation</i></u>	<u><i>Page</i></u>
CDBG Public Service Projects-Contractual Services		
Youth Programs	\$855,304.00	82
Programs for Disabled	\$424,010.00	83
Food Programs	\$363,022.00	84
Shelter Programs	\$224,457.00	85
Total CDBG Public Service Projects-Contractual Services	\$1,866,793.00	
CDBG Public Service Projects-COSA Services		
COSA-Housing & Neighborhood Services Code Compliance	\$157,861.00	86
COSA-Parks & Recreation Dept. Summer Youth Programs	\$199,782.00	87
COSA-Parks & Recreation Dept. Summer Outdoor Pool	\$76,557.00	88
COSA-Parks & Recreation Dept. Community Center Summer Extended Hours	\$72,640.00	89
CDBG Public Service Projects-COSA Services	\$506,840.00	
Total CDBG Public Service Allocation	\$2,373,633.00	

YOUTH PROGRAMS

Priority Need (Budget) Category: Public Service
Eligible Activity: 24 CFR 570.201(e) Public Service
HUD Matrix Code: 05D Youth Services
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will be used for youth programs located throughout the City of San Antonio. These programs will be identified and awarded allocations by City Council on September 16, 2010.

All project activity will be completed by September 30, 2011.

Additional information may be obtained by contacting the City of San Antonio, Community Initiatives Department, located at 115 Plaza de Armas, San Antonio, Texas 78205 (210) 207-8198.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	People	
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Contractual Services	\$855,304.00	FY 10-11 CDBG Funds	\$855,304.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$855,304.00	Total Project Cost	\$855,304.00

PROGRAM FOR DISABLED

Priority Need (Budget) Category: Public Service
Eligible Activity: 24 CFR 570.201(e) Public Service
HUD Matrix Code: 05B Services for the Disabled
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will be used for programs for the disabled located throughout the City of San Antonio. These programs will be identified and awarded allocations by City Council on September 16, 2010.

All project activity will be completed by September 30, 2011.

Additional information may be obtained by contacting the City of San Antonio, Community Initiatives Department, located at 115 Plaza de Armas, San Antonio, Texas 78205 (210) 207-8198.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	People	
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Contractual Services	\$424,010.00	FY 10-11 CDBG Funds	\$424,010.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$424,010.00	Total Project Cost	\$424,010.00

FOOD PROGRAMS

Priority Need (Budget) Category: Public Service
Eligible Activity 24 CFR 570.201(e) Public Service
HUD Matrix Code: 05 Public Services (General)
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will be used for food programs offered throughout the City of San Antonio. These programs will be identified and awarded allocations by City Council on September 16, 2010.

All project activity will be completed by September 30, 2011.

Additional information may be obtained by contacting the City of San Antonio, Community Initiatives Department, located at 115 Plaza de Armas, San Antonio, Texas 78205 (210) 207-8198.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	People	
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Contractual Services	\$363,022.00	FY 10-11 CDBG Funds	\$363,022.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$363,022.00	Total Project Cost	\$363,022.00

SHELTER PROGRAMS

Priority Need (Budget) Category: Public Service
Eligible Activity: 24 CFR 570.201(e) Public Service
HUD Matrix Code: 05 Public Services (General)
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will be used for shelter programs located throughout the City of San Antonio. These programs will be identified and awarded allocations by City Council on September 16, 2010.

All project activity will be completed by September 30, 2011.

Additional information may be obtained by contacting the City of San Antonio, Community Initiatives Department, located at 115 Plaza de Armas, San Antonio, Texas 78205 (210) 207-8198.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	People	
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Contractual Services	\$224,457.00	FY 10-11 CDBG Funds	\$224,457.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$224,457.00	Total Project Cost	\$224,457.00

HOUSING & NEIGHBORHOOD SERVICES CODE COMPLIANCE

Priority Need (Budget) Category: Public Service
Eligible Activity: 24 CFR 570.201(e) Public Service
HUD Matrix Code: 05 Public Services (General)
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will be used to support (4) Compliance Investigators associated with code enforcement, rehabilitation, and revitalization efforts in blighted CDBG eligible neighborhoods. Program goals include cleaning a total of 412 vacant lots and 230 dangerous premises. A lein is placed on the property to ensure payment of services by property owners. This budget does not provide for the cost of correcting code violations.

All project activity will be completed by September 30, 2011.

Additional information may be obtained by contacting the Housing and Neighborhood Services Department, Code Compliance Division, located at 1400 S. Flores, San Antonio, Texas 78204 (210) 207-7881.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	People	400
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Personnel Services	\$157,861.00	FY 10-11 CDBG Funds	\$157,861.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$157,861.00	Total Project Cost	\$157,861.00

**PARKS & RECREATION
SUMMER YOUTH PROGRAM AT COMMUNITY CENTERS**

Priority Need (Budget) Category: Public Service
Eligible Activity: 24 CFR 570.201(e) Public Service
HUD Matrix Code: 05D Youth Services
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The Summer Youth Program at Community Centers is an eight week, structured, supervised program, offered at 22 community centers throughout the city, which features recreation activities, active games, sports and more. A weekly enrichment program will also instruct participants with advanced art projects and science experiments along with a fitness and wellness component. The program follows self-monitored guidelines, which will limit the number of participants per site. The 22 community centers will include Bode, Copernicus, Cuellar, Dawson, Denver, Dorie Miller, Fairchild, Father Roman, Frank Garrett, Garza, Harlandale, Meadowcliff, Miller’s Pond, Normoyle, Palm Heights, Ramirez, San Juan, South San, Southside Lions, Tobin, Virginia Gill and Woodward.

All project activity will be completed by September 30, 2011.

Additional information may be obtained by contacting the Parks and Recreation Department located at Old Highway 90 West, San Antonio, Texas 78237 (210) 207-3000.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	People	2,300
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Personnel Services	\$199,782.00	FY 10-11 CDBG Funds	\$199,782.00
N/A	\$0.00	Program Fees	\$11,290.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$199,782.00	Total Project Cost	\$211,072.00

PARKS & RECREATION SUMMER OUTDOOR POOL

Priority Need (Budget) Category: Public Service
Eligible Activity 24 CFR 570.201(e) Public Service
HUD Matrix Code: 05 Public Services (General)
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide for Temporary Personnel Services to staff the operation of the 15 CDBG eligible public swimming pools. The days of operation will extend from five to six days per week from the first weekend in June through the first weekend in August. An estimated 85,000 youths will benefit from this project. The fifteen pools include Cassiano, Concepcion, Cuellar, Elmendorf, Fairchild, Kennedy, Kingsborough, Lincoln, Monterrey, Normoyle, Roosevelt, San Pedro, Southcross, Southside Lions, and Woodlawn.

All project activity will be completed by September 30, 2011.

Additional information may be obtained by contacting the Parks and Recreation Department located at Old Highway 90 West, San Antonio, Texas 78237 (210) 207-3000.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	People	85,000
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Personnel Services	\$76,557.00	FY 10-11 CDBG Funds	\$76,557.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$76,557.00	Total Project Cost	\$76,557.00

**PARKS & RECREATION
COMMUNITY CENTER SUMMER EXTENDED HOURS**

Priority Need (Budget) Category: Public Service
Eligible Activity: 24 CFR 570.201(e) Public Service
HUD Matrix Code: 05 Public Services (General)
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide funding to staff 22 community centers beyond their normal 5:30 PM closing to 8:00 PM for the public. The 22 community centers will include Bode, Copernicus, Cuellar, Dawson, Denver, Dorie Miller, Fairchild, Father Roman, Frank Garrett, Garza, Harlandale, Meadowcliff, Miller’s Pond, Normoyle, Palm Heights, Ramirez, San Juan, South San, Southside Lions, Tobin, Virginia Gill and Woodward.

All project activity will be completed by September 30, 2011.

Additional information may be obtained by contacting the Parks and Recreation Department located at Old Highway 90 West, San Antonio, Texas 78237 (210) 207-3000.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	People	20,016
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Personnel Services	\$72,640.00	FY 10-11 CDBG Funds	\$72,640.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$72,640.00	Total Project Cost	\$72,640.00

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HOME Investment Partnerships Program (HOME)

§91.220(2) HOME Investment Partnerships Program

Title II of the National Affordable Housing act of 1990 (NAHA) created the HOME Investment Partnerships Program (HOME), with regulations published at 24 CFR Part 92. The City of San Antonio was designated by the U.S. Department of Housing and Urban Development (HUD) as a participating jurisdiction in 1992. In addition to federal regulations, all projects awarded HOME funds must comply with the City of San Antonio's Housing Policy.

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.

Strategic Plan for Housing

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, New Construction, 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.

Each year a request for application for funding through the annual action plan is issued in December/January and is due in March. City staff review applications and provide recommendations to City Council for funding. Projects seeking reprogrammed funds will also be handled through a year-round application process. From time to time, additional RFAs may be issued depending on available amounts for reprogramming.

Statement of Need – Housing (H)

Low- and moderate-income households continue to pay a large proportion of their income for housing. Specifically compared to other income groups, a larger proportion of low- and moderate- income renter households tend to experience housing cost burden (paying more than 30 percent of income) and other housing problems such as overcrowding and inadequate housing conditions.

Objectives (H)

Housing - Objectives	Programs	Fund	Program Partners	5 Year Objective	Annual Objective
(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
(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 charge.	HOME CDBG (stand alone)	Housing & Neighborhood Services Dept., CHDOS, for profit developers, SA Metropolitan Health District	750 housing units with rehab/ reconstruction/ rental programs 275 housing units (stand alone)	150 housing units with rehab/reconstruction/ rental programs 55 housing units (stand alone)
(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

HOME Program Resources, Other Project Resources and HOME Matching Funds

The City of San Antonio was allocated \$7,785,631.79 in HOME funds for Program Year 2010-2011. It is assumed that, excluding 10% in administrative funds (\$705,030.00), approximately \$7,080,601.79 in HOME funding will be available to address housing needs for Program Year 2010. The Low Income Housing Tax Credit (LIHTC) was

originated in conjunction with the Tax Reform Act of 1986 (TRA 86) to provide incentives for private sector production of low-income housing. The credits provide a mechanism for funding a wide range of projects including new construction, substantial rehabilitation, moderate rehabilitation, acquisition, and repair by existing owners.

The HOME Program generally leverages substantial private and other public dollars into its funded projects. **It is anticipated that the \$7,080,601.79 of HOME funds to be invested during the coming year will generate an additional investment of approximately \$33,856,891.00, approximately \$4.78 for every HOME dollar invested.** These funds will come from State programs, owner equity contributions, private financing, and other sources.

The HOME Program provides funds: to acquire, construct, or rehabilitate affordable housing; to provide rental assistance, and, for administrative expenses of public entities and not-for-profit organizations that undertake program activities. The City of San Antonio may also undertake additional activities, where permitted by federal regulation. Assistance may be provided for both rental and homeownership housing. Any activity that qualifies under the HOME Final Rule, sections 24 CFR 92.205-209, may be financed by the City’s HOME Program, provided it is consistent with the Consolidated Plan and its Action Plan.

The City estimates that the HOME resources will create 369 housing opportunities during the program year beginning October 1, 2010. These opportunities will be supported by the expenditure of approximately \$7,081,601.79 in HOME funds during Program Year 2010-2011. This estimate of housing opportunities to be created is based upon past experience and current commitments made by the City’s HOME Program. This takes into consideration existing commitments that are expected to be completed during 2010 and includes only those units to be completed and delivered for occupancy during the program year.

The total amount of funding to be invested in assisted housing is based upon past experience. It is anticipated that the per-unit cost of housing rehabilitation and down payment assistance will increase in 2010 due to increases in acquisition and construction costs. The City reserves the right to revise these projections as additional information becomes available.

Funds are distributed in the following manner:

<i>HOME Budget Category Allocations</i>	<i><u>Allocation</u></i>
Program Administration	\$705,029.30
First -Time Homebuyer Program (CHDO Set Aside) Allocation	\$625,000.00
Down payment Assistance	\$700,000.00
Housing Rehabilitation Program	\$2,455,601.79
Multi-Family Rental New Construction	\$600,000.00
Single-Family New Construction	<u>\$2,700,000.00</u>
<i>Total FY 2010-2011 HOME Allocation</i>	<i>\$7,785,631.09</i>

Participating jurisdictions may utilize up to 10% of each allocation of funds as reimbursement for administrative costs, and up to 5% of each allocation of funds for CHDO operating expenses. The City reserves the right to utilize these funds as it deems necessary. Funds used for administrative expenses and CHDO operating expenses are not subject to the distribution plan described above.

The City cannot predetermine the use of HOME funds by activity or tenure type. The amount of funds allocated for each activity or tenure type is based on the applications submitted, the competitive criteria described in the previous CDBG Distribution Method section and the extent to which proposals are consistent with the priorities identified in the Consolidated Plan.

Applications that will produce a quality housing product that most efficiently provides the greatest number of units for the longest period of time for the lowest-income San Antonio residents, and which respond to a strategy to address transitional and permanent housing for the homeless are eligible for HOME funds. The City strives to fund projects in support of the objectives identified in the Strategic Plan section of this document by providing scoring preference for those applications which demonstrate a feasible approach to meeting one or more objectives.

Geographic Distribution (§91.220 (f))

All HOME projects and programs are selected by a competitive process. To the extent feasible, the City allocated available program resources to meet housing needs in an equitable geographic distribution within the City limits. Each project location is described in the subsequent project descriptions.

Community Housing Development Organizations (CHDOs)

The City has allocated 40% of the total amount of Program Year 2010 HOME funds to CHDOs, in accordance with provisions of the National Affordable Housing Act of 1990. CHDOs apply to the City to develop, sponsor, or own projects, and will be eligible to undertake and eligible activity in accordance with 24 CFR Part 92 Subpart G (Community Housing Development Organizations).

For an organization to be considered a CHDO, it must be certified by the City of San Antonio. The organization must submit for review certain information (organizational documents, financial documents, etc.) as prescribed by HOME regulations. After a CHDO is found to meet qualifying criteria, they are notified of their approval as a CHDO by the City. The Office of Grants Monitoring and Administration conducts an extensive program outreach and technical assistance to CHDOs and other partners.

Tenant-Based Rental Assistance and Term of Rental Assistance Contracts (§91.225 (d)(1))

Rental Assistance Certification

In accordance with the requirements of 24 CFR 92.209 (b) regarding tenant-based rental assistance, the City certifies that the use of HOME funds for tenant-based rental assistance in an essential element of its Consolidated Plan, which includes, as one of its

strategic objectives, to “increase the access to rental housing”. However, the City will allocate the Tenant-Based Rental Assistance in Program Year 2010-2011.

Other Forms of Investment (§91.220(i)(2)(i))

The City will permit HOME funds to be invested as loans, grants, deferred payment loans, and other types of investment permitted by the regulations in housing rented or owned (held in fee-simple title) by eligible households. For rehabilitation or reconstruction of existing owner-occupied housing, certain life-tenancy or life-lease arrangements may be permitted. The City will not permit other forms of investment without the prior approval of HUD.

Home Buyer Resale/Recapture Provisions (§91.220 (i)(2)(ii))

When HOME funds are used to assist a household in the purchase of a unit, restrictions will be placed on the unit to ensure compliance with the resale and recapture requirements described in 24 CFR 92.254(a)(5). This section sets forth methods that will be used by the Office of Grants Monitoring and Administration to enforce these requirements. These provisions ensure that COSA recoups all or a portion of the HOME assistance to the homebuyer if the home does not continue to be the principal residence of the homebuyer for the duration of the affordability period (time during which homebuyer must maintain property as principal residence). The full amount of the assistance will be the maximum amount recaptured.

Recapture provisions will be the default provisions for all COSA Homebuyer Activities. Should a program administrator/agency find that recapture provisions create undue hardship on the homebuyer and/or the administration of the program, resale provisions may then be used. However, program administrator is to outline resale provisions and must seek in writing, permission from COSA, to use such provisions. The resale requirement must ensure that the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner’s investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers.

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

HOME Affordability Periods:	
HOME subsidy/unit	Minimum Period of Affordability in Years
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

COSA shall reduce the HOME investment amount to be recaptured on a **prorata basis** for the time the homeowner has owned and occupied the housing measured against the entire affordability period (i.e., a forgivability period). The amount forgiven will be equal to one year’s subsidy of the total period on or after the anniversary of the original loan closing (e.g. 1/5 of HOME subsidy forgiven for a 5 year affordability period upon completion of one year as principle residence). Development subsidy: A development subsidy is the difference between the cost to develop housing and the market price. For example, the PJ might provide a \$50,000 construction loan to a developer. The appraised value after construction will be \$45,000 because of neighborhood and market conditions. The \$5,000 difference between the \$45,000 sale price and \$50,000 construction loan is not repaid to the PJ and represents a development subsidy provided to the developer. While the subsidy does not go directly to the homebuyer, it helps make development of an affordable home feasible.

Definitions:

Direct Homebuyer Subsidy: A direct subsidy consists of any financial assistance that reduces the purchase price from fair market value to an affordable price, or otherwise directly subsidizes the purchase (e.g., downpayment or closing cost assistance, subordinate financing).

Affordable to range of low-income homebuyers (As it relates to the Resale Provision only): That which is affordable to a family earning 80% AMI and below **and** that who not pay any more than 30% their gross income for PITI (Principle, Interest, Tax, and Insurance).

Fair Return on Investment (As it relates to the Resale Provision only): A Homeowner can sell the home during the affordability period according to the following chart:

Fair Return on Investment (as it relates to Resale Provision only)		
	Lower Limit	Upper Limit
Year 1-5 of Affordability Period	A Homeowner can sell the home during the affordability period for no more than 15% over BCAD’s most recent appraisal value	Current Affordable Home Price as set forth in the City of San Antonio Housing Policies (FY 2010-\$110,000)
Year 6-15 of Affordability Period	No cap on appreciation rate	Current Affordable Home Price as set forth in the City of San Antonio Housing Policies. (FY 2010-\$110,000)

Summary of Provisions by Subsidy Type:		
Direct Homebuyer Subsidy (DHS)	DHS + Development Subsidy	Development Subsidy
Recapture provisions can be used	Resale and/or Recapture provisions can be used	<u>Only</u> Resale provisions can be used

In the event that both a direct **and** indirect subsidy is used to make the home affordable, 100% of the direct subsidy will be recaptured should the property be sold or transferred.

Homeownership projects undertaken by a sub recipient will be secured by means of a note and mortgage by the low-income household being assisted. The period of affordability specified in the mortgage will be the minimum period for the project as specified in 24 CFR 92.254(a), sections (4) and (5), unless a longer period is imposed. The form of the note and mortgage is determined by household income.

When HOME Program funds are used for development of homeownership housing, as in CHDO homeownership projects, resale restrictions may be used instead of recapture restrictions described above if recapture presents an undue hardship. Resale restrictions will ensure that housing assisted with HOME funds is made available for resale only to low-income households. Resale provisions will be enforced by means of a deed restriction unless the project is located in an area that meets the conditions described in 92.254(a)(5)(i)(B). In other cases, homeownership development will be secured by the recapture provisions described above.

The City allows CHDOs to utilize recaptured funds for HOME eligible projects.

Refinancing Existing Debt (§91.220 (i)(2)(iii))

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

Fair Housing and Equal Opportunity (§91.225 (q)(1))

Pursuant to the City’s responsibility to affirmatively further fair housing, as set out in the Consolidated Plan and Consistent with the requirements of the Fair Housing Act and Section 504 of the Rehabilitation Act, the Office of Grants Monitoring and Administration is responsible for ensuring that the marketing of housing construction funded by awards from the HOME program is accomplished in a fair and equal opportunity manner.

All sub recipients of HOME funds and federal assistance are required to comply with state and federal laws concerning equal opportunity and fair housing in the sale and rental of their projects. The Fair Housing Act as amended in 1988 prohibits discrimination in the sale or rental of housing on the basis of disability in programs receiving federal financial assistance.

All sub recipients are required to submit an affirmative marketing plan to the Office of Grants Monitoring and Administration which describes the marketing strategy that will be used to comply with the policies and statutes described above. The Office of Grants Monitoring and Administration ensures through a comprehensive review process that sub recipients' marketing plans for HOME awards comply with the relevant state and federal statutes concerning equal opportunity and accessibility.

The sub recipients' marketing plans must set forth how the project will be marketed and rented, so that the "least likely to apply" population, including those in the disabled community, have an equal opportunity for housing. Sub recipients are also required to collect data on affirmative marketing efforts to ensure long-term compliance. Compliance in these areas will be monitored during specific monitoring visits. The Office of Grants Monitoring and Administration will assist sub recipients, as needed with affirmative marketing efforts and related matters. In addition, the Office of Grants Monitoring and Administration provides technical assistance and training to sub recipients and interested parties of HOME funds concerning relevant issues and requirements of fair housing.

The City will require project sponsors who receive HOME funds to fully comply with all federal and state fair housing laws, including the Fair Housing Act of 1968, as amended, the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, and applicable provisions of State and Local laws. In accordance with 24 CFR 92.351, the Office of Grants Monitoring and Administration adopted the following affirmative marketing procedures.

- Each sub recipient is to be informed of these policies and applicable state and federal laws and is required to make this information available to the public and potential tenants.
- Sub recipients are required to make all reasonable efforts to affirmatively market units assisted with HOME funds that are located in projects consisting of four more units.
- Sub recipients must make all reasonable efforts to inform persons not likely to apply for housing without special outreach, including placement of advertising in publications that are distributed in minority or isolated communities, outreach throughout community-based organizations, and other direct outreach efforts.
- The Office of Grants Monitoring and Administration will maintain records to document outreach efforts and, where applicable, will require sub recipients to maintain such records, in accordance with the regulations and the above procedures.
- The Office of Grants Monitoring and Administration will assess the effectiveness of affirmative marketing efforts through periodic monitoring reviews and annual reports that each recipient will be required to submit.
- In the event that the Office of Grants Monitoring and Administration determines that a sub recipient of HOME funds is not in compliance with the affirmative marketing requirements, the sub recipient will be given an opportunity to demonstrate, within a prescribed time limit, and on the basis of substantial facts and data, that it will take or has taken, actions to comply with the requirement. If,

in the opinion of the Office of Grants Monitoring and Administration (GMA), the sub recipient has failed to comply after the time period has expired, GMA will impose corrective actions and sanctions, including recapturing unexpended HOME funds and requiring repayment of expended funds.

Minority and Women Owned Business Program

The Office of Grants Monitoring and Administration is responsible for carrying out the mandates of Article 15-A of the Executive Law. Article 15-A of the Executive Law is the statute governing the award of contracts by state agencies and authorities to women- and minority-owned businesses. The City of San Antonio, Economic Development Department's (EDD) Small Business Economic Development Agency Program (SBEDA) has overall citywide responsibility for overseeing City departments and contractors in the administration of programs to assist minority and women owned business enterprises (M/WBE).

Ongoing efforts of the M/WBE compliance program will include:

1. Work with all staff including sub recipients and in house staff involved in the contract process to discover innovative ways to increase M/WBE participation;
2. Maintain current databases and spreadsheets to expedite reporting requirements and generate appropriate results; and,
3. Provide training to staff, sub recipients, and contractors at regular intervals or as needed to communicate changes and/or updates.

The Office of Grants Monitoring and Administration also offers technical assistance for the Section 3 Program, which applies to all of recipients of housing and community development assistance in excess of \$200,000 and subcontracts in excess of \$100,000 awarded in connection with Section 3 covered activities.

Monitoring (§91.230)

The following briefly describes the procedures employed by the Office of Grants Monitoring and Administration to monitor sub recipients who are awarded HOME funds to develop multifamily rental projects.

Project Desk Reviews

These serve to verify the accuracy of HUD's Integrated Disbursement and Information System (IDIS). In-house monitoring regularly involves the use of IDIS and internal activity reports and telephone communication with project recipient staff. The IDIS reports are used to track performance in the following areas: production (commitment to specific projects and funds expended for completed units); regulatory compliance (income group targeting, tenant assistance, unit affordability, matching requirements); performance in meeting Federal-and locally-identified goals and targets; trends in committing and completing projects; tenant characteristics; project selection characteristics; and leveraging of public and private funds. Generally, program administrator performance is reviewed on a monthly basis.

Additionally, routine processing of IDIS set-up reports, disbursement requests and other paperwork submitted to the Office of Grants Monitoring and Administration provide

additional opportunities to monitor program activity. Requests for reimbursement are examined to ensure that reimbursements are made only for approved program expenditures. Performance reports are required to be submitted on a monthly basis. If a performance report does not accompany the payment voucher or if documentation that is submitted is problematic, the payment voucher is held pending resolution of GMA's concerns. Resolution may include technical assistance or additional site visits.

Post-Completion Monitoring

Post-completion monitoring of local programs is limited in scope. For homebuyer and owner-occupied rehabilitation programs, there is no scheduled ongoing monitoring because the resale requirements are self-enforcing through the recorded note and mortgage documents. For tenant-based rental assistance, the programs are only active for two years (during which the recipients are monitored using the guides as indicated above), and then are closed out.

Only a locally-administered rental rehabilitation program would have ongoing occupancy compliance issues that would require more extensive on-going monitoring. In such cases, the Office of Grants Monitoring and Administration staff will review selected tenant and project files to ensure that tenant selection, tenant certification, and unit inspection activities have been undertaken consistent with the sub-recipient's administrative plan and HOME regulations. The Office of Grants Monitoring and Administration staff also surveys recipients who have undertaken rental rehabilitation programs to collect information on recipients' monitoring activities.

On-site Monitoring

The Office of Grants Monitoring and Administration staff monitors locally-administered programs for both fiscal and programmatic compliance. Periodic site visits are conducted by GMA staff. In addition to examinations of program and project records for statutory and regulatory compliance, staff visits several project sites to ensure that work is being completed as reported, and in compliance with HQS and applicable codes. Staff also provides technical assistance on the day-to-day operation of the program, and examine the integration of the program with overall local goals, (including how the program addresses community needs), and barriers to operation, and ways the program could become more effective.

Annual Multi-Family Project Monitoring

HOME rental projects are subject to annual on-site inspections and periodic desk reviews to ensure ongoing compliance with HOME regulations involving tenant selection and income eligibility, rents charged, housing quality, file maintenance and financial reporting. These monitoring activities are performed by the Office of Grants Monitoring and Administration staff who periodically visits the project management offices, review tenant files and application logs, sample financial records.

GMA's monitoring procedure is substantially equivalent to the 24 CFR Part 84 requirements identified for HOME funded not-for-profits. Public entities are subject to

federal single audit requirements and the related cost principles and compliance supplements and are required to submit a copy of the audit to the Office of Grants Monitoring and Administration.

**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2010-2011
HOME Investment Partnerships Grant (HOME)**

<i>HOME Budget Revenue Sources</i>	<u>Sources</u>
FY 2010-2011 HOME Investment Partnerships Entitlement	\$7,050,293.00
FY 2009-2010 HOME Program Income	\$735,338.09
Total FY 2010-2011 HOME Budget Revenue	\$7,785,631.09

<i>HOME Budget Category Allocations</i>	<u>Allocation</u>
<u>Page</u>	
Program Administration	\$705,029.30
First Time Homebuyer Programs	\$1,925,000.00
Housing Rehabilitation Programs	\$2,855,601.79
Multi-Family New Construction	\$2,300,000.00
Total FY 2010-2011 HOME Budget Category Allocations	\$7,785,631.09

ADOPTED HOME PROJECTS

<i>Program Administration</i>	<u>Allocation</u>	<u>Page</u>
Grants Monitoring & Administration		
<u>Program Monitoring and Oversight</u>	<u>\$705,029.30</u>	<u>103</u>
Total Program Administration Allocation	\$705,029.30	

<i>First-Time Homebuyer Program</i>	<u>Allocation</u>	<u>Page</u>
Habitat for Humanity – Coleman Ridge Subdivision Unit 1 (CHDO)	\$600,000.00	104
Neighborhood Housing Services - Foster Acres Site (CHDO)	\$225,000.00	105
San Antonio Alternative Housing Corp. – FTHB Program (CHDO)	\$400,000.00	106
<u>Housing & Neighborhood Services – HIP Program</u>	<u>\$700,000.00</u>	<u>107</u>
Total First-Time Homebuyer Program Allocation	\$1,925,000.00	

<i>Housing Rehabilitation Program</i>	<u>Allocation</u>	<u>Page</u>
Housing & Neighborhood Services - Owner-Occupied Rehab./Recon.	\$1,800,000.00	108
<u>Housing & Neighborhood Services - Rental Rehabilitation Program</u>	<u>\$1,055,601.79</u>	<u>109</u>
Total Housing Rehabilitation Program Allocation	\$2,855,601.79	

<i>Multi-Family Rental New Construction</i>	<u>Allocation</u>	<u>Page</u>
Merced Housing Texas - Montabella Senior Apartments (CHDO)	\$1,600,000.00	110
<u>Haven for Hope-Terrace at Haven for Hope</u>	<u>\$700,000.00</u>	<u>111</u>
Total Multi-Family Rental New Construction Allocation	\$2,300,000.00	

GRANTS MONITORING AND ADMINISTRATION HOME PROGRAM OVERSIGHT

Priority Need (Budget) Category:	Planning/Administration
Eligible Activity	24 CFR 92.570.206(a) General Management, Oversight and Coordination
HUD Matrix Code:	21A General Program Administration
Level of Environmental Review:	§58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

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

HOME funds will support five (5) staff positions to ensure compliance with Davis-Bacon, Fair Labor Standards Act, Equal Employment Opportunity (EEO) compliance standards, Affirmative Fair Housing activities, accepted standard accounting/auditing procedures and project management and monitoring.

Additional information may be obtained by contacting the Grants Monitoring and Administration Office, located at 1400 S. Flores Street, San Antonio, Texas 78204 (210)207-6600.

HOME Match Requirement Plan

N/A

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	N/A	N/A
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Personnel Services	\$287,369.94	FY 10-11 HOME Funds	\$705,029.30
Contractual Services	\$410,609.06	N/A	\$0.00
Commodities	\$7,050.30	N/A	\$0.00
Capital Outlay	\$0.00	N/A	\$0.00
Total HOME Allocation	\$705,029.30	Total Project Cost	\$705,029.30

HABITAT FOR HUMANITY - COLEMAN RIDGE SUBDIVISION - FTHB

Priority Need (Budget) Category:	First Time Home Buyer
Eligible Activity	24 CFR 92.254 Homeownership
HUD Matrix Code:	12 Construction of Housing
Level of Environmental Review:	\$58.36 (Environmental Assessment)

Project Description

Overall Project Description and Specific Use of Funds

The goal of Coleman Ridge Subdivision Unit 1 is to affordably house 30 families in need of decent shelter. Habitat will provide first time homebuyers assistance to low and very-low income underprivileged families with incomes between 25-60% of the area median income who are currently living in substandard housing.

HOME funds in the amount of \$600,000 were allocated to Habitat for Humanity to create buildable lots through infrastructure construction and improvements to build 30 simple, decent and affordable Habitat for Humanity homes. Specific costs for the infrastructure will include solid waste disposal facilities, flood drainage facilities, water and sewer facilities, streets and sidewalks.

Additional information may be obtained by contacting Habitat for Humanity of San Antonio, Inc. located at 311 Probandt Street, San Antonio, Texas 78204 (210) 223-5203.

HOME Match Requirement Plan

HOME funds will be matched with private funds and donations.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	30
<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Infrastructure	\$600,000.00	FY 10-11 HOME Funds	\$600,000.00
N/A	\$0.00	CDBG Funds COSA March 2010 Reprog.	\$1,000,000.00
N/A	\$0.00	Private Contributions	\$4,576,000.00
Total HOME Allocation	\$600,000.00	Total Project Cost	\$6,176,000.00

FOSTER ACRES - FIRST TIME HOMEBUYER

Priority Need (Budget) Category:	First Time Home Buyer
Eligible Activity	24 CFR 92.254 Homeownership
HUD Matrix Code:	13 Direct Homeownership Assistance
Level of Environmental Review:	§58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

Funds will be used to provide First Time Homebuyer gap assistance to 18 low-income families purchasing newly constructed single-family homes in the Foster Acres Subdivision located near the intersection of FM 78 and Foster Road in District 2. Funds will be in the form of a low-interest loan as well as a deferred forgivable loan.

Additional information may be obtained by contacting NHS of San Antonio located at 851 Steves Avenue, San Antonio, Texas 78210 (210) 533-6673.

HOME Match Requirement Plan

HOME funds will be matched with the appraised land/real property of the homes purchased and/or constructed.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	18
<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
FTHB Loan	\$225,000.00	FY 10-11 HOME Funds	\$225,000.00
N/A	\$0.00	Loan	\$880,000.00
N/A	\$0.00	Foundations	\$73,000.00
N/A	\$0.00	Loan	\$1,900,000.00
Total HOME Allocation	\$225,000.00	Total Project Cost	\$3,078,000.00

**SAN ANTONIO ALTERNATIVE HOUSING CORPORATION
(PEOPLE HELPING PEOPLE)**

Priority Need (Budget) Category: First Time Home Buyer
Eligible Activity 24 CFR 92.254 Homeownership
HUD Matrix Code: 13 Direct Homeownership Assistance
Level of Environmental Review: §58.35(b) (Categorically Excluded not subject to)

Project Description

Overall Project Description and Specific Use of Funds

San Antonio Alternative Housing Corporation provides second lien mortgages to low and/or moderate-income families purchasing homes as first-time homebuyers. People Helping People is an ongoing first-time homebuyer program which targets individuals and families who specifically earn at or below 80% of the area median income, with special emphasis on families who earn 50-70% of area median income.

HOME funds will provide gap financing and principle reduction to 11 eligible first-time Homebuyers for the Palo Alto and JT Brackenridge Subdivisions, Five Points Neighborhood and St. Mary's University Redevelopment Area. Assistance will be provided in the form of a second lien loan for downpayment/closing cost assistance in the amount of \$20,000 at 3% over 30 years and \$15,000 deferred forgivable loan at 0%.

Additional information may be obtained by contacting the San Antonio Alternative Housing Corporation, located at 1215 S. Trinity Street, San Antonio, Texas 78207 (210) 224-2349.

HOME Match Requirement Plan

HOME funds will be matched with the Appraised Land/Real Property of the homes purchased and/or constructed.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	11
<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Downpayment and closing costs	\$400,000.00	FY 10-11 HOME Funds	\$400,000.00
N/A	\$0.00	Private Contributions	\$2,569,000.00
Total HOME Allocation	\$400,000.00	Total Project Cost	\$2,969,000.00

HNSD - HOMEOWNERSHIP INCENTIVE PROGRAM (HIP)

Priority Need (Budget)	First Time Home Buyer
Category:	
Eligible Activity	24 CFR 92.254 Homeownership
HUD Matrix Code:	13 Direct Homeownership Assistance
Level of Environmental Review:	§58.35(b) (Categorically Excluded not subject to)

Project Description

Overall Project Description and Specific Use of Funds

The Homeownership Incentive Program provides down payment and closing cost assistance to low income first-time homebuyers within the city limits of San Antonio. The objective of the program is to help provide safe, decent, and affordable housing through financial assistance for families with incomes that do not exceed 80% of the area median income. The Housing and Neighborhood Services Department was awarded \$700,000 in HOME entitlement funds to provide down-payment and closing cost assistance to eligible first time homebuyers. HIP assistance will be provided to 58 income eligible clients in the form of a secondary lien not to exceed \$12,000 per household with a partial repayment term of five years at a rate of 3% and the difference is set-up as a deferred payment loan.

Additional information may be obtained from the Housing and Neighborhood Services Department located at 1400 S. Flores, San Antonio, Texas 78204 (210) 207-7881.

HOME Match Requirement Plan

N/A

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	58
<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Downpayment and closing costs	\$700,000.00	FY 10-11 HOME Funds	\$700,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total HOME Allocation	\$700,000.00	Total Project Cost	\$700,000.00

HNSD - OWNER OCCUPIED REHAB./RECON.

Priority Need (Budget) Category: Owner Occupied Housing
Eligible Activity 24 CFR 92.254 Homeownership
HUD Matrix Code: 14A Rehab; Single Unit Residential
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

The Housing and Neighborhood Services Department will rehabilitate or reconstruct owner-occupied single family homes throughout the City. Program participants must be at or below 80% of the area median income. Participants will be assessed and loan terms established according to participant's ability to pay.

Additional information may be obtained by contacting the Housing and Neighborhood Services Department located at 1400 S. Flores, San Antonio, Texas 78204 (210) 207-7881.

HOME Match Requirement Plan

Match will be met through the post-rehabilitation/post-reconstruction value of the single-family residence.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	21
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Rehab/Recon. loan	\$1,800,000.00	FY 10-11 HOME Funds	\$1,800,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total HOME Allocation	\$1,800,000.00	Total Project Cost	\$1,800,000.00

HNSD - RENTAL REHABILITATION PROGRAM

Priority Need (Budget) Category: Multi-Family Activities
Eligible Activity: 24 CFR 92.205 (a); 206 (a) and (b)
HUD Matrix Code: 14B Rehab; Multi-Unit Residential
Level of Environmental Review: §58.35(a) (Categorically Excluded subject to)

Project Description

Overall Project Description and Specific Use of Funds

The City's Rental Rehabilitation Program is administered through the Housing and Neighborhood Services Department. The program provides low-interest loans to private sector rental property owners to rehabilitate their rental properties to current federal habitability standards. In return for the loan assistance, the property owners will provide affordable rental units to clients at or below 80% of the Area Median Income for a period of 15 - 20 years, depending on the amount of the HOME loan.

Additional information may be obtained by contacting the Housing and Neighborhood Services Department located at 1400 S. Flores, San Antonio, Texas 78204 (210) 207-7881.

HOME Match Requirement Plan

HOME funds will be matched with 50% of the rehab value from non-federal sources.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	725
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Rehabilitation Loans	\$1,055,601.79	FY 10-11 HOME Funds	\$1,055,601.79
N/A	\$0.00	FY 10-11 CDBG Funds	\$1,122,917.95
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total HOME Allocation	\$1,055,601.79	Total Project Cost	\$2,178,519.74

MONTABELLA SENIOR APARTMENTS - NEW CONSTRUCTION

Priority Need (Budget) Category: Multi-Family Activities
Eligible Activity 24 CFR 92.252 Rental
HUD Matrix Code: 12 Construction of Housing
Level of Environmental Review: §58.36 (Environmental Assessment)

Project Description

Overall Project Description and Specific Use of Funds

The Montabella Senior Living Facility will be a new construction 90-unit income restricted housing development located on +/- 7.2 acres at Lakeview Dr. and Foster Rd. (NW corner), 78244. The project will address a need for quality affordable housing for the senior population by providing 100% income restricted units to seniors at 30%, 50%, and 60% of the AMI. Amenities include controlled site access, energy efficient features and a community room.

Additional information may be obtained by contacting Merced Housing Texas located at 212 W. Laurel Street, San Antonio, Texas 78212 (210) 281-0234.

HOME Match Requirement Plan

HOME funds will be matched with LIHTC.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	90
<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Construction Activity	\$1,600,000.00	FY 10-11 HOME Funds	\$1,600,000.00
N/A	\$0.00	Private debt	\$1,465,000.00
N/A	\$0.00	LIHTC	\$8,136,919.00
N/A	\$0.00	Deferred Developer Fee	\$249,325.00
Total HOME Allocation	\$1,600,000.00	Total Project Cost	\$11,451,244.00

THE TERRACE AT HAVEN FOR HOPE APARTMENTS-NEW CONSTRUCTION

Priority Need (Budget) Category: Multi-Family Activities
Eligible Activity 24 CFR 92.252 Rental
HUD Matrix Code: 12 Construction of Housing
Level of Environmental Review: §58.36 (Environmental Assessment)

Project Description

Overall Project Description and Specific Use of Funds

The Terrace at Haven for Hope will be a new construction 140-unit multi-family affordable development located on +/- 3.7 acres at the corner of N. San Marcos and Perez Street, on the Haven for Hope of Bexar County Campus. Funds will be used for site preparation and demolition. The project will yield 25 HOME units.

Additional information may be obtained by contacting Haven for Hope, located at 1 Haven for Hope Way, San Antonio, Texas 78207 (210) 220-2100.

HOME Match Requirement Plan

HOME funds will be matched with LIHTC.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	25
<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Construction Activity	\$700,000.00	FY 10-11 HOME Funds	\$700,000.00
N/A	\$0.00	LIHTC 9%	\$11,220,462.00
N/A	\$0.00	Private debt	\$2,545,000.00
N/A	\$0.00	Deferred Developer Fee	\$203,621.00
Total HOME Allocation	\$700,000.00	Total Project Cost	\$14,669,083.00

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Emergency Shelter Grant (ESG)

The ESG program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including: rehabilitation or remodeling of a building used as a new shelter; operations and maintenance of a facility; essential supportive services; and homeless prevention.

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

Strategic Plan for Community and Supportive Services (CSS)

Overall Strategy- Community and Supportive Services

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 Five-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.

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

- Rehabilitation or remodeling of a building used as a shelter
- Operations and maintenance of a homeless facility
- Essential supportive services (i.e., case management, physical and mental health treatment, substance abuse counseling, childcare)
- Homeless prevention

Statement of Need – Community and Supportive Services (CSS)

The Citizens' Needs Survey reaffirmed that most CSS needs are high priority. Residents rank services for seniors, youth, victims of domestic violence and anti-crime programs

highest. Stable housing services promote improved health, sobriety or decreased use on non-prescription drugs, and return to productive work and social activities.

Objectives

<i>Community Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>
(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

Resources

During Program Year 2010, the period covered by this Action Plan, CPD funds totaling \$641,524 will be used to support ESG activities. After deducting the City’s 5% administrative share (\$32,076), a total of \$609,448 will be allocated to contracts, which will be required to provide an equal amount in matching funds or in-kind support for program activities.

ESG Matching Funds

The City must provide matching funds from other sources in an amount equal to the ESG grant. These other sources may include in-kind contributions, local share funding, or a combination of both. Funds used to match a previous ESG grant may not be used to match a subsequent grant award. In addition, funds awarded must not replace existing funds used for ongoing activities. ESG sub recipients must demonstrate clearly that funds will be used to develop new programs or enhance/continue those in existence.

In addition to the Emergency Shelter Grant Program (ESG), the Department of Community Initiatives also administers several programs designed to alleviate homelessness and provide low-income households support services necessary to build self-sufficiency. These programs include:

- Homeless Assistance Program;
- Community Services Block Grant (CSBG)
- Emergency Community Services Homeless Grant (EHP)
- Supportive Housing Program Grants
- Housing Opportunities for Persons with AIDS (HOPWA) Grant
- Transitional Housing Program
- Single Room Occupancy Program
- Ewing Halsell Foundation
- City Public Service Foundation
- Brown & Wagner Partnership General and Special Revenue Funds
- Transitional Housing Program Grant

Activities-Priority Needs

The Department of Community Initiatives has taken full advantage of the flexibility of the ESG to fund a wide range of services which address critical gaps in the housing continuum of care throughout the City. In Program Year 2010, as in past years, the City will fund an array of projects designed to strengthen this continuum.

Activities to be Undertaken

For FY 2010-2011, ESG funds will be distributed among eligible service categories as follows:

- Administration: 5%
- Delegate Agencies: 95%

When selecting proposals for funding, the City gave special priority to projects that would fill identified gaps in the Continuum of Care in various regions of the city. Projects were also selected that demonstrated an ability to expend ESG funds within the contract period.

Method of Distribution

The City of San Antonio distributes its ESG funds through a competitive bid process. Every two years, a competitive Request for Proposals (RFP) under the ESG program is issued by the Department of Community Initiatives, soliciting proposals from not-for-profit organizations. DCI subjects all proposals received in response to a RFP to a rigorous review and selection process. Proposals selected for funding are executed as one-year contracts with the option of single renewal at the end of the contract term.

The evaluation process was comprised of several committees representing each Priority Service Area. Subject matter experts included city staff, volunteers from the various city boards and commissions, representatives from Bexar County, Alamo Area Council of Governments (AACOG), and Hidalgo Foundation who reviewed and scored the proposals. City of San Antonio Certified Contracting Officers facilitated all evaluations. An orientation regarding the roles and responsibilities of evaluation committee members, code of conduct, and instructions on using the standardized evaluation instrument was provided to all evaluators and facilitators.

After the review of proposals, each evaluation committee returned a final ranking to the Directors of the Department of Community Initiatives (DCI) and Grants Monitoring and Administration (GMA). The Directors of these departments reviewed the Evaluation Committees' rankings, program consistency with City Council goals and objectives, need for the service by underserved populations and Council Districts, potential duplication, availability of funds, and agency past performance, in order to formulate recommendations.

The Director and Grants Administrator for DCI and GMA will ensure that no agency receives more than 50% of its overall revenues that are budgeted to be expensed from the City. Contracted agencies will have until December 31 of each contract period to secure revenues of 50% from non-city sources. DCI and GMA staff will verify documentation of revenues and expenses and recommend de-obligation of funds for agencies that are not in compliance.

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

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

The City has consistently sought to allocate its ESG funds to all parts of the city that have identified gaps in the emergency housing continuum for homeless individuals and their families. The City's ability to fill these gaps is, however, limited by the availability of funds and by the number and type of proposals received in response to the RFP. Through the RFP issued in February 28, ESG funds were made available citywide.

Program Monitoring and Report Requirements

Copies of all applicable federal rules and regulations are distributed along with material developed by the City of San Antonio, Department of Community Initiatives, to assist

sub recipients with the request for reimbursement and reporting process. All ESG contracts entered into by the City are subject to on-going monitoring throughout the term of the contract. The primary methods of monitoring include:

- Review of monthly/quarterly reports;
- Review of final reports (due 30 days after the expiration of the contract);
- Periodic site visits, including view of randomly-selected case files; and,
- On-going telephone contact with program staff.

Sub recipients must ensure that books, records, documents and other evidence pertaining to costs and expenses under the grant are maintained to reflect all costs of materials, equipment, supplies, services, building costs and all other costs and expenses for which reimbursement is claimed or payment is made. All expenditures are reported on an accrual basis.

The City has direct access to any records relevant to the project, including books, documents, photographs, correspondence and records to make an audit, examinations, transcripts, and excerpts.

All records pertaining to the grant including financial audits, budget, plans/drafts, supporting documents, statistical records, etc., are retained for a period of at least four years following submission of the final expenditure report. In the event that any claim, audit, litigation, or state/federal investigation is started before the expiration of the record retention period, the records are retained by the sub recipient until all claims or findings are resolved.

The contractual agreement requires grantees to submit monthly/quarterly and final reports. Monthly/Quarterly reports describe a project's progress during the quarter through a detailed narrative describing contract activities and the results achieved. To meet HUD reporting requirements, statistical data are also reported to track the type of activity carried out, and the number of individuals and families assisted, including data on the racial/ethnic characteristics of the participants. Other related data that are required by the Integrated Disbursement and Information System (IDIS) are also collected.

Final reports verify fulfillment of all contractual requirements and tabulate final demographic data on the program participants. They also trigger final reimbursement for contractual activities. The narrative follows the basic format established for monthly/quarterly reports, but emphasizes final outcomes. Sub recipients are advised that unless all reporting requirements are satisfactorily met, requests for reimbursement are not processed for payment.

**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2010-2011
Emergency Services Grant (ESG)**

**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2010-2011
Emergency Shelter Grant (ESG)**

<i>ESG Budget Revenue Sources</i>	<i><u>Sources</u></i>
FY 2010-2011 ESG	\$641,524.00
Total FY 2010-2011 ESG Budget Revenue	\$641,524.00

<i>ESG Budget Category Allocations</i>	<i><u>Allocation</u></i>
Program Administration (COSA)	\$32,076.00
Essential Services	\$375,000.00
Homeless Prevention	\$234,448.00
Total FY 2010-2011 HOME Budget Category Allocations	\$641,524.00

ADOPTED ESG PROJECTS

<i><u>Emergency Shelter Grant (ESG) Allocations</u></i>	<i><u>Allocation</u></i>	<i><u>Page</u></i>
Program Administration (COSA)	\$32,076.00	119
Haven for Hope, Inc. Operations	\$135,000.00	120
San Antonio Food Bank Community Kitchen at Haven for Hope	\$90,000.00	121
San Antonio Metropolitan Ministry Residential Services at Haven for Hope	\$150,000.00	122
City of San Antonio Community Initiative Services	\$234,448.00	123
Total FY 2010-2011 ESG Allocation	\$641,524.00	

DEPARTMENT OF COMMUNITY INITIATIVES ADMINISTRATION

Priority Need (Budget) Category: Essential Services
Eligible Activity: Operations and Maintenance
HUD Matrix Code:
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The Department of Community Initiatives provides the administrative assistance to the agencies that receive Emergency Shelter Grant (ESG) funding from Housing and Urban Development (HUD). ESG funding is used for the administrative costs.

Additional project information may be obtained by contacting the Department of Community Initiatives located at 115 Plaza De Armas, Suite 210, San Antonio, Texas 78205, (210) 207-7848.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	N/A	N/A
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Personnel Services	\$32,076.00	FY 10-11 ESG Funds	\$32,076.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total ESG Allocation	\$32,076.00	Total Project Cost	\$32,076.00

HAVEN FOR HOPE , INC.

Priority Need (Budget) Category: Continuum of Care for the Homeless
Eligible Activity: Operations and Maintenance
HUD Matrix Code:
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

Haven for Hope, Inc. provides services to homeless men, women and families in collaboration with 78 governmental, faith-based, and non-profit agencies addressing homelessness through education, job training and behavioral health sciences. Haven for Hope, Inc provides critical social services to help homeless individuals and families become self-sufficient on a long-term basis.

Additional information may be obtained by contacting Haven for Hope, located at 1 Haven for Hope Way, San Antonio, Texas 78207 (210) 220-2100.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	People	750
<input checked="" type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Homeless Prevention	\$135,000.00	FY 10-11 ESG Funds	\$135,000.00
N/A	\$0.00	FY 10-11 General Fund	\$1,000,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total ESG Allocation	\$135,000.00	Total Project Cost	\$1,135,000.00

SAN ANTONIO FOOD BANK

Priority Need (Budget) Category: Continuum of Care for the Homeless
Eligible Activity
HUD Matrix Code: Nutrition
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The San Antonio Food Bank provides three meals per day to homeless individuals and families that currently reside at the Haven for Hope campus. A Culinary Arts training program is also offered to those person who desire or need the training to obtain employment.

Additional project information my be obtained by contacting the Department of Community Initiatives located at 115 Plaza De Armas, Suite 210, San Antonio, Texas 78205, (210) 207-8198.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	People	400
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Essential Services	\$90,488.00	FY 10-11 ESG Funds	\$90,000.00
N/A	\$0.00	FY 10-11 General Fund	\$966,635.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total ESG Allocation	\$90,000.00	Total Project Cost	\$1,056,635.00

SAN ANTONIO METROPOLITAN MINISTRIES

Priority Need (Budget) Category: Continuum of Care for the Homeless
Eligible Activity: Emergency Shelter
HUD Matrix Code:
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

San Antonio Metropolitan Ministries provides residential services at the Haven for Hope campus; to homeless men, women and families that seek emergency shelter, transitional housing, case management, and referral services that will assist in obtaining permanent public housing.

Additional project information may be obtained by contacting the Department of Community Initiatives located at 115 Plaza De Armas, Suite 210, San Antonio, Texas 78205, (210) 207-8198.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	People	1400
<input checked="" type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Shelter Operations	\$150,000.00	FY 10-11 ESG Funds	\$150,000.00
N/A	\$0.00	FY 10-11 General Fund	\$586,437.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total ESG Allocation	\$150,000.00	Total Project Cost	\$736,437.00

CITY OF SAN ANTONIO - COMMUNITY INITIATIVES

Priority Need (Budget) Category: Continuum of Care for the Homeless
Eligible Activity: Operations and Maintenance
HUD Matrix Code:
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The City of San Antonio, Department of Community Initiatives provides utility, rental and emergency mortgage assistance to households in San Antonio that qualify based on income according to the income poverty guidelines or who show service need and are at risk of becoming homeless.

Additional project information may be obtained by contacting the Department of Community Initiatives located at 115 Plaza De Armas, Suite 210, San Antonio, Texas 78205, (210) 207-8198.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Households	300
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Homeless Prevention	\$98,911.00	FY 10-11 ESG Funds	\$98,911.00
Essential Services	\$135,537.00	FY 10-11 ESG Funds	\$135,537.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total ESG Allocation	\$234,448.00	Total Project Cost	\$234,448.00

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Housing Opportunities for Persons With AIDS (HOPWA)

The HOPWA program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance and related supportive services. The City of San Antonio's Department of Community Initiatives (DCI) administers the Housing Opportunities for Persons With AIDS (HOPWA) Program and coordinates activities to enhance the quality and quantity of services provided to persons living with HIV/AIDS and their families.

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

Strategic Plan for Community and Supportive Services (CSS)

Overall Strategy- Community and Supportive Services

The types and range of social issues addressed through programs are flexible in order the meet the needs of San Antonio residents. However all major need categories are addressed in the Five-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.

Statement of Need – Community and Supportive Services (CSS)

The Citizens' Needs Survey reaffirmed that most CSS needs are high priority. Residents rank services for seniors, youth, victims of domestic violence and anti-crime programs highest. Stable housing services promote improved health, sobriety or decreased use on non-prescription drugs, and return to productive work and social activities.

Objectives (CSS)

<i>Community Objectives</i>	<i>Programs</i>	<i>Fund</i>	<i>Program Partners</i>	<i>5 Year Objective</i>	<i>Annual Objective</i>
(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

Resources

During the period covered by the 2011 Action Plan, CPD funds totaling \$1,151,125 will be used to support activities under the HOPWA program. After deducting the City’s 3% administrative share (\$34,534) a total of \$1,116,591 will be allocated to contracts. The City seeks to distribute its annual HOPWA allocation to underserved areas of the city, thus strengthening the continuum of care serving the special needs of low-income persons living with HIV/AIDS-related illness and their families. There are no matching funding requirements under the HOPWA program. Therefore, there is no minimum percentage of non-federal and/or private financing to be leveraged. There are, however, a variety of funding sources at the State and local level that may be used in combination with HOPWA funding. Other available funding sources are as follows:

- San Antonio Area Foundation;
- San Antonio Metropolitan Health District;
- Bexar County Housing and Human Services; and
- San Antonio Housing Authority (SAHA)

Activities-Priority Needs

In accordance with the final HOPWA regulations promulgated by the U.S. Department of Housing and Urban Development (HUD), a broad range of housing-related activities may be funded. In the 2010 funding round of HOPWA, the City continued with priorities and funded applications proposing a number of different activities that was established in the Consolidated Plan.

Method of Distribution

The City of San Antonio distributes its HOPWA funds through a competitive bid process. Every two years, a competitive Request for Proposals (RFP) under the HOPWA program is issued by the Department of Community Initiatives, soliciting proposals from not-for-profit organizations. DCI subjects all proposals received in response to a RFP to a rigorous review and selection process. Proposals selected for funding are executed as one-year contracts with the option of a single renewal at the end of the first contract term. In the renewal year, the contracting organizations are not required to respond to a RFP. Instead, the contracts are renewed, based on submission of appropriate renewal documents and satisfactory performance. Satisfactory performance is determined by means of the on-going contract monitoring process, as well as self-evaluations completed

by the contractors at the end of the contract term. The RFP solicitation period and method of evaluation are described in the previous ESG section of this document.

The following is a listing of the criteria established for proposal evaluation and selection established under the HOPWA program:

- Demonstration of need within the proposed project area for the type of housing and/or services proposed;
- The appropriateness and quality of the site, the design and/or support services proposed for the population to be served;
- Evidence of the applicant's ability to develop the proposed project and to operate it over the required contract period;
- The appropriateness of plans for participant selection to serve the target population and the consistency of these plans with the intent of HOPWA;
- The reasonableness of the total project cost and the HOPWA amount requested;
- Evidence of the applicant's ability to provide, either directly or through referral, the appropriate support services;
- Evidence that the focus of the project is on enabling participants to achieve the highest level of self sufficiency possible;
- Evidence of the financial feasibility of the project over the required operating period; and,
- The appropriateness of the qualifications and backgrounds of the personnel and staff to be assigned to the project.

Geographic Distribution

The City consistently seeks to allocate its HOPWA funds equitably to all parts of the city that have identified gaps in the continuum of care for housing persons with HIV/AIDS and their families. The latest statistics on AIDS & HIV in the USA were published in November 2005 by the US Department of Health and Human Services Centers for Disease Control and Prevention (CDC). Data indicates that there are 5,253 people diagnosed with HIV/AIDS in San Antonio.

San Antonio AIDS Foundation (SAAF) operates the HIV/AIDS Facility Based Housing with Supportive Services, Long Term Tenant Based Rental Assistance and Transitional Housing programs under their agency. SAAF provides services to Bexar County and the surrounding counties including, Comal, Guadalupe, and Wilson Counties

The HIV/AIDS Facility Based Housing with Supportive Services provides housing and care for HIV patients in need of skilled nursing care to stabilize their condition and hospice care for those who are in the terminal stage of HIV/AIDS all within its single facility. SAAF provides patients with case management and client advocacy to locate housing upon discharge from the program. In FY 2011, SAAF plans to serve 70 individuals.

The Long Term Tenant Based Rental Assistance (TBRA) provides rental assistance for individuals with HIV/AIDS who are at risk of homelessness. The City offers clients with HIV/AIDS the opportunity to receive a referral to SAHA for Public Housing or a Section

8 Voucher under the Homeless Preference Program which gives priority to the homeless. In FY 2011, SAAF plans to serve 140 individuals.

The Transitional Housing facility provides short term housing (90 days) to male, female, and transgender clients who are HIV+ and meet the HUD definition of Homelessness. The Transitional Housing program can serve up to 21 individuals. Clients work with the House Manager on housing and financial goals. In FY 2011, SAAF plans to serve 90 individuals.

Alamo Area Resource Center (AARC) operates the Greater Housing Works and Transportation programs. AARC provides services to Bexar County and the surrounding counties including, Comal, Guadalupe, and Wilson Counties.

The Greater Housing Works provides case management to assist individuals in maintaining safe, affordable, and appropriate housing. AARC identifies eligible landlords, owners, and managers of leased property and enrolls them into the project to help provide affordable housing to clients. In FY 2011, AARC plans to serve 475 individuals.

The Transportation program enables persons living with HIV/AIDS to attend their medical and social service appointments. AARC provides transportation to 21 primary care medical facilities and 32 social service agencies. In FY 2011, BEAT plans to serve 24 individuals.

BEAT AIDS CoalitionTrust provides a community living residence, that will target women recently released from prison, homeless, substance abusers, that are HIV+. The goal of the program is to increase the number of minority women empowered to remain alcohol/drug free and improve their life skills and education.

Program Monitoring and Reporting Requirements

All HOPWA contracts entered into by the City are subject to on-going monitoring throughout the term of the contract. The primary methods of monitoring include:

- Review of narrative and tabular monthly/quarterly reports;
- Review of final reports (due 30 days after the expiration of the contract);
- Monthly site visits, including review of randomly-selected case files; and,
- On-going telephone contact with program staff.

Subrecipients must ensure that books, records, documents and other evidence pertaining to costs and expenses under the grant are maintained to reflect all costs of materials, equipment, supplies, services, building costs and all other costs and expenses for which reimbursement is claimed or payment is made. All expenditures are reported on an accrual basis. The City has direct access to any records relevant to the project, including books, documents, photographs, correspondence and records to make an audit, examinations, transcripts, and excerpts. All records pertaining to the grant including financial audits, budget, plans/drafts, supporting documents, statistical records, etc. are

retained for a period of at least four years following submission of the final expenditure report. In the event that any claim, audit, litigation, or state/federal investigation is started before the expiration of the record retention period, the records are retained by the grantee until all claims or findings are resolved.

The contractual agreement requires grantees to submit monthly/quarterly and final reports. Monthly/Quarterly reports describe a project's progress during the month/quarter through a detailed narrative describing contract activities and the results achieved. To meet HUD reporting requirements, statistical data are also reported to track the type of activity carried out and the number of individuals and families assisted, including data on the racial/ethnic characteristics of the participants.

Final reports verify fulfillment of all contractual requirements and tabulate final demographic data on the program participants. They also trigger final reimbursement for contractual activities. The narrative follows the basic format established for quarterly reports, but emphasizes final outcomes. Grantees are advised that unless all reporting requirements are met satisfactorily, requests for reimbursement are not processed for payment.

Site visits by the Department of Community Initiatives' staff are a critical component of project monitoring activities. The site visits usually consist of an overview of the agency and the program, a tour of the site, observation of direct service provision, review of files and records, and meetings with accounting staff. Extensive questions are asked based on the information contained in monthly/quarterly reports and on the HOPWA program staff's knowledge of the program. Following each monitoring visit, a formal letter is sent to the subrecipient relating findings and requesting a formal response when corrective action is needed.

Another aspect of monitoring is frequent telephone conversations between DCI HOPWA program staff and sub recipients. Sub recipients call with questions about changes in their program, contract requirements, requests for reimbursement, and other issues concerning their program. The DCI staff also initiates telephone calls to question information contained in reports. In unusual circumstances, programs may be requested to submit special reports or any media coverage the program has received.

**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2010-2011
Housing Opportunities for Persons with AIDS (HOPWA)**

<i>HOPWA Budget Revenue Sources</i>	<u><i>Sources</i></u>
FY 2010-2011 HOPWA	\$1,151,125.00
Total FY 2010-2011 HOPWA Budget Revenue	\$1,151,125.00

<i>HOPWA Budget Category Allocations</i>	<u><i>Allocation</i></u>
Program Administration	\$32,076.00
Housing	\$251,676.00
TBRA	\$374,007.00
Transportation	\$157,361.00
Facility Operations	\$333,574.00
Total FY 2010-2011 HOPWA Budget Category Allocations	\$1,151,125.00

ADOPTED HOPWA PROJECTS

<u><i>Housing Opportunities for Persons with AIDS (HOPWA)</i></u>	<u><i>Allocation</i></u>	<u><i>Page</i></u>
DCI Community Action Division Program Administration	\$34,534.00	131
Alamo Area Resource Center - Greater SA Housing Works	\$126,676.00	132
Alamo Area Resource Center - Transportation Program	\$157,361.00	133
BEAT AIDS Coalition Trust	\$50,000.00	134
San Antonio Aids Foundation Long Term TBRA	\$374,007.00	135
San Antonio Aids Foundation Transitional Housing	\$100,000.00	136
San Antonio Aids Foundation HOPWA Operations	\$308,547.00	137
Total FY 2010-2011 HOPWA Allocation	\$1,151,125.00	

**CITY OF SAN ANTONIO- COMMUNITY INITIATIVES- HOPWA
ADMINISTRATION**

Priority Need (Budget)	Persons with HIV/AIDS
Category:	
Eligible Activity	24 CFR 570.
HUD Matrix Code:	05 Public Services (General)
Level of Environmental Review:	§58.34 (Exempt)

Project Description

The City of San Antonio, Department of Community Initiatives monitors the HOPWA agencies contracts and also provides technical assistance to ensure that all services are in alignment with HUD regulations and guidelines.

Overall Project Description and Specific Use of Funds

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Organizations	3
<input checked="" type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
HOPWA Administration	\$34,534.00	HOPWA	\$34,534.00
	\$0.00		\$0.00
	\$0.00		\$0.00
Total CDBG Allocation	\$34,534.00	Total Project Cost	\$34,534.00

ALAMO AREA RESOURCE CENTER

Priority Need (Budget) Category: Special Population
Eligible Activity Housing Referrals
HUD Matrix Code:
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The Alamo Area Resource Center provides individuals living with HIV/AIDS intensive case management, housing services such as; housing resource database, locator service, and assistance with obtaining safe affordable and appropriate housing.

Additional information may be obtained by contacting Alamo Area Resource Center, 527 N. Leona, 3rd floor, San Antonio, Texas 78207 (210) 358-9995.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	300
<input checked="" type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Housing Referrals	\$126,676.00	FY 10–11 HOPWA Funds	\$126,676.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total HOPWA Allocation	\$126,676.00	Total Project Cost	\$126,676.00

ALAMO AREA RESOURCE CENTER

Priority Need (Budget) Category: Special Population
Eligible Activity: Transportation Services
HUD Matrix Code:
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The Alamo Area Resource Center transportation program provides services to households affected/infected with HIV/AIDS for social service appointments, with primary medical appointments receiving priority.

Additional information may be obtained by contacting Alamo Area Resource Center, 527 N. Leona, 3rd floor, San Antonio, Texas 78207 (210) 358-9995.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	Households	260
<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Transportation Services	\$157,361.00	FY 10-11 HOPWA Funds	\$157,361.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total HOPWA Allocation	\$157,361.00	Total Project Cost	\$157,361.00

BEAT-AIDS COALITION TRUST, INC.

Priority Need (Budget) Category: Special Population
Eligible Activity: Public Service
HUD Matrix Code:
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

BEAT-AIDS Coalition Trust, Inc. Women's Resource Center -Housing previously named Newly Empowered Women's Center. The Center will provide female residents of San Antonio who meet the following criteria: recent incarceration (within one-year); substance abuse issues, homeless; and are HIV positive that are in need of shelter, social detoxification and transitional housing.

Additional information may be obtained by contacting BEAT-AIDS Coalition Trust, 218 W. Cypress, San Antonio, Texas 78212, and (210) 227-4689.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	8
<input checked="" type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Public Services	\$50,000.00	FY 10-11 HOPWA Funds	\$50,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total HOPWA Allocation	\$50,000.00	Total Project Cost	\$50,000.00

SAN ANTONIO AIDS FOUNDATION

Priority Need (Budget) Category: Special Population
Eligible Activity: Tenant-Based Rental Assistance
HUD Matrix Code:
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The San Antonio AIDS Foundation provides long term rental assistance to individuals with HIV/AIDS who are homeless or at risk of homelessness that have limited or no income. Clients eligible for assistance are appropriate discharges from the San Antonio AIDS Foundation's skilled nursing program and community based clients within San Antonio and Bexar County.

Additional project information may be obtained by contacting the Department of Community Initiatives located at 115 Plaza de Armas, Suite 210, San Antonio, Texas 78205, (210) 207-8198.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	118
<input checked="" type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Tenant-Based Rental Assistance	\$374,007.00	FY 10-11 HOPWA Funds	\$374,007.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total HOPWA Allocation	\$374,007.00	Total Project Cost	\$374,007.00

SAN ANTONIO AIDS FOUNDATION

Priority Need (Budget) Category: Special Population
Eligible Activity: Public Service
HUD Matrix Code:
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

San Antonio AIDS Foundation (SAAF) provides transitional housing to individuals with no income that have the following criteria: homeless and/or recently released from prison (within one-year). Individuals must be healthy HIV and are empowered to do better. SAAF also assist individuals with securing income through Social Security benefits or employment. It is also the only transitional housing facility that can accommodate the transgender population.

Additional project information may be obtained by contacting the Department of Community Initiatives located at 115 Plaza de Armas, Suite 210, San Antonio, Texas 78205, (210) 207-8198.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	Housing Units	16
<input checked="" type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Public Services	\$100,000.00	FY 10-11 HOPWA Funds	\$100,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total HOPWA Allocation	\$100,000.00	Total Project Cost	\$100,000.00

SAN ANTONIO AIDS FOUNDATION

Priority Need (Budget) Category: Special Population
Eligible Activity: Operations and Maintenance
HUD Matrix Code:
Level of Environmental Review: §58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The San Antonio AIDS Foundation provides skilled nursing and hospice care along with supportive services to person with HIV/AIDS that are unable to care for themselves due to the compromising health conditions. Clients may be admitted from a hospital, shelter, nursing facility, or off the streets.

Additional project information may be obtained by contacting the Department of Community Initiatives located at 115 Plaza de Armas, Suite 210, San Antonio, Texas 78205, (210) 207-8198.

Performance Outcomes and Objectives

<i>Outcome Categories</i>	<i>Objective Category</i>	<i>Accomplishment Type</i>	<i>Number Assisted</i>
<input checked="" type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Decent Housing	People	54
<input checked="" type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input checked="" type="checkbox"/> Economic Opportunity		

Project Budget

<u>Allowable Activity</u>	<u>Allocation</u>	<u>Funding Sources</u>	<u>Amount</u>
Nursing/Hospice Facility	\$308,547.00	FY 10-11 HOPWA Funds	\$308,547.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total HOPWA Allocation	\$308,547.00	Total Project Cost	\$308,547.00

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Other Actions

§91.330(f)

In addition the program specific CDBG, HOME, ESG and HOPWA activities described in the previous sections, the City of San Antonio will also take a variety of other actions. The following is a brief description of some of the many other actions the City will take to address eight specific issues identified in Section 91.320(f) of HUD's regulation for Consolidated Planning. Please note the "other actions" described below are illustrative but not exhaustive.

Service delivery and management

As described in the Consolidated Plan, the institutional structure in the City of San Antonio is relatively strong and diverse. A variety of agencies and organizations will play key roles in delivering and managing the Community Development Programs. In general, this includes the San Antonio Housing Authority, the City's Grants Monitoring and Administration Department, and Housing and Neighborhood Services Department and individual non-profit and for-profit housing developers and service providers.

Address obstacles to meeting underserved needs

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

Remove barriers to affordable housing

The City of San Antonio will continue to review proposed rules to ensure that they are necessary and understandable and all City Departments will continue to streamline and expedite their review processes for applications and approvals:

- Update the Analysis of Impediments and the Affirmative Marketing Policy.
- Encourage the development of special needs housing in its programs;
- Process and mediate fair housing choice complaints; 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.
- Review each rental rehabilitation and new construction multifamily building permit applications for compliance with all accessibility design requirements of the Fair Housing Act and the City Building Codes; and,
- Update city's Affirmative Marketing Plan policy, thereby establishing criteria for sub recipients to develop an Affirmative Marketing Plan; Continue to review project marketing and require outreach to special needs organizations as part of the marketing effort for all projects.

- Conduct outreach and education on fair housing choice by providing fair housing choice seminars and continuing education.
- Continue to promote alternative special zoning districts and use patterns adopted by the City of San Antonio that support mixed commercial and residential uses along corridors, through regulatory incentives (reduced parking or no parking requirements, landscaping, etc.) and density bonuses for affordable housing.

Evaluate and reduce lead-based paint hazards

Because of suspected level of lead-based paint hazards in residential structures located throughout San Antonio, the City will continue to undertake strategies requiring lead-based paint testing and abatement in all of its housing activities. Currently housing providers are only required to test for lead-based paint in homes built before 1940 in which a child under the age of 7 is or will be residing. However, most City funded housing providers are testing all government-assisted homes for lead based paint. The City of San Antonio will continue to eliminate childhood lead poisoning by:

- Implementing sophisticated lead hazard identification and reduction protocols;
- Providing a wide range of technical assistance to housing services providers, for-profit and non-profit housing partners, and contractors;
- Making lead hazard control a requirement of all City funded housing rehabilitation programs;
- Operating the most efficient and effective housing rehabilitation and lead-based paint testing and abatement programs possible;
- Encouraging the private sector to continue to participate in the development of affordable housing; and,
- Encouraging local housing providers to solicit participation by the private business community whether it is financial, expert advice or sitting on boards of directors of not-for-profits.
- Abate 150 housing units with rehabilitation, reconstruction, and rental programs, and 55 housing units (stand alone).

Reduce the number of poverty level families

The City's economic development program has a clear focus on actions and strategies that support and nurture the City's economic infrastructure and promote its viability to compete as a city of the 21st century. The approach is comprehensive and addresses all residents including the low-skilled, the unemployed and the economically disadvantaged person. The approach also encompasses the revitalization of San Antonio's inner city neighborhoods, in keeping with the overall mission of creating and maintaining livable and healthy communities. The City of San Antonio will continue to pursue a broad array of initiatives to reduce the number of poverty level families:

- Aggressively pursue its efforts to create and retain quality jobs throughout San Antonio;

- Conduct outreach to businesses to take advantage of Empowerment Zone incentives to hire EZ residents and to expand or improve their business operations;
- Implement comprehensive rezoning of corridors to encourage small business development in the city's older neighborhoods;
- Provide workforce training and employment services to improve the skills of San Antonio workers and help them find appropriate jobs;
- Help needy adults and families achieve economic self-sufficiency through work, job training and child support enforcement;
- Provide economic assistance to aged and disabled persons who are unable to work, and transitional support to welfare recipients while they are working toward self-sufficiency;
- Actively address a wide variety of problems which often limit the extent to which many citizens of San Antonio can live as actively, productively and independently as possible.
- Ensure compliance M/WBE requirements and provide appropriate training and technical assistance to funding applicants and recipients.
- Advance the city's Section 3 Economic and Employment Opportunities program which promotes a good faith effort for contractors to hire low- and moderate-income persons by certifying businesses and individuals to participate in the program.
- Increase financial literacy and wealth building assets

Develop institutional structure

The City of San Antonio will continue to analyze the delivery system of affordable housing to identify areas of problems and issues:

- Provide recommendations to improve the administration of programs by local agencies; and,
- Pursue closer communication ties among agencies with housing programs to improve program coordination
- Strengthen partnerships and enhance coordination with public and assisted housing providers and private and governmental health, mental health, and service agencies;
- Host the Annual Community Development Summit to encourage private/public partnerships and build capacity of community based organizations;
- Participate in local, state and national housing and community development organizations;
- Participate in conferences and training for housing and service providers and local governments and continue to provide assistance to assure coordination among private and governmental health, mental health and service agencies for City-financed projects housing special needs populations; and,

- Actively coordinate and cooperate with units of general local government in the preparation and implementation of its Consolidated Plan and Annual Action Plans.

Foster public housing resident initiatives

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

- Explore, where appropriate, the potential for restructuring public housing projects or preserving existing public housing units;
- Periodically meet with representatives of SAHA and tenant groups.
- Collaborate with SAHA in the construction of mixed-income apartments.
- Conduct Section 3 outreach and certification at SAHA properties.

Further fair housing resident initiatives

The City of San Antonio certified under 24 CFR 570.303(d) that it will affirmatively further fair housing and will administer its Federal grants in compliance with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973 and the Fair Housing Act as amendment. The City further certifies in accordance with 24 CFR 570.904 to take actions to promote fair housing choice.

All of the City's housing programs are based on the income level of the individual who is applying for assistance. The non-housing programs are based on the eligibility of projects and the service area. The census block groups where project can be completed are low-income and primarily minority.

Contact information

Additional information on the Fiscal Year 2010-2011 Consolidated Annual Action Plan/Budget for the programs and/or project outlined in this document may be obtained by contacting the following:

Nina Nixon-Mendez, A.I.C.P.
Grants Administrator
Office of Grants Monitoring and Administration
1400 S. Flores, Unit #3
San Antonio, TX 78204
210-207-6600
www.sanantonio.gov/gma

Cindy Schoenmakers
Interim Director
Department of Community Initiatives
115 Plaza De Armas, Suite 210
San Antonio, TX 78205
210-207-8198
<http://www.sanantonio.gov/comminit/>