

Annual Action Plan/Budget

Fiscal Year 2012

(October 1, 2011—September 30, 2012)



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

City of San Antonio

Office of Grants Monitoring and Administration



**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2012**

(October 1, 2011-September 30, 2012)

MAYOR & CITY COUNCIL

JULIAN CASTRO, MAYOR

Diego M. Bernal, District 1

Ray Lopez, District 6

Ivy R. Taylor, District 2

Cris Medina, District 7

Jennifer V. Ramos, District 3

W. Reed Williams, District 8

Rey Saldaña, District 4

Elisa Chan, District 9

David Medina, Jr., District 5

Carlton Soules, District 10

CITY MANAGER

Sheryl Sculley

City Hall

100 Military Plaza

San Antonio, Texas 78204

210-207-7080

Office of Grants Monitoring and Administration

1400 S. Flores

San Antonio, Texas 78204

210-207-6600

Department of Human Services

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 2012
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SF 424

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

SF 424

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

Date Submitted 8/12/2011	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
City of San Antonio		UOG Code: 48-0508	
1400 S. Flores Street		Organizational DUNS: 066428400	
		Organizational Unit: City of San Antonio	
San Antonio	Texas	Department: Office of Management and Budget	
78204	Country U.S.A.	Division: Office of Grants Monitoring and Administration	
Employer Identification Number (EIN):		County: Bexar County	
74-6002070		Program Year Start Date (MM/DD): 10/01/11	
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 37 th Year (FY 2012) CDBG Program		Description of Areas Affected by CDBG Project(s) City Wide	
\$CDBG Grant Amount \$13,226,285.00	\$Additional HUD Grant(s) Leveraged \$939,546.00	Describe Prior Year(s) CDBG Reprogramming Funds	
\$Additional Federal Funds Leveraged \$0		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds \$731,648.51		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$425,000.00		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) \$15,322,479.51			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles 20 th Year (FY 2012) HOME Program		Description of Areas Affected by HOME Project(s) City Wide	
\$HOME Grant Amount \$6,195,379.00	\$Additional HUD Grant(s) Leveraged \$463,205.00	Describe Prior Year(s) CDBG Reprogramming Funds	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	

\$Locally Leveraged Funds \$97,823,448.00		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$825,000.00		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s) \$105,307,032.00			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles FY 2011-2012 HOPWA Program		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount \$1,168,601.00	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s) \$1,168,601.00			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles FY 2011-2012 ESG Program		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount \$641,107.00	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds \$416,720.00		\$Grantee Funds Leveraged \$224,387.00	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s) \$1,282,214.00			
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: Tadd	Middle Initial: G.	Last Name: Wille
Title: Interim Grants Administrator	Phone: 210-207-6600	Fax: 201-886-0006
eMail: Tad.Wille@sanantonio.gov	Grantee www.sanantonio.gov/gma	Website: Other Contact
Signature of Authorized Representative		Date Signed: 8/12/2011



CPMP Non-State Grantee Certifications

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

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

NON-STATE GOVERNMENT CERTIFICATIONS

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

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

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

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

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

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

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

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

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

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

8/12/2011

Signature/Authorized Official

Date

Tadd Wille

Name

Interim 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) 2009-2010, 2010-2011, 2011-2012, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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

8/12/2011

Signature/Authorized Official

Date

Tadd Wille

Name

Interim Grants Adminsitrator

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.

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.

8/12/2011

Signature/Authorized Official

Date

Tadd Wille

Name

Interim 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 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;

8/12/2011

Signature/Authorized Official

Date

Tadd Wille

Name

Interim 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.

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.

08/12/2011

Signature/Authorized Official

Date

Tadd Wille

Name

Interim 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.

ESG Certifications

I, Tad Wille, 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.

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

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

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

Drug-Free Workplace Certification

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

Place Name	Street	City	County	State	Zip
City Attorney	111 Soledad	San Antonio	Bexar	TX	78205
Planning & Community Development	1901 S. Alamo	San Antonio	Bexar	TX	78204
Development Services Department	1901 S. Alamo	San Antonio	Bexar	TX	78204
Office of Management and Budget	114 W. Commerce St.	San Antonio	Bexar	TX	78283
Department of Human Services	115 Plaza De Armas, Suite 210	San Antonio	Bexar	TX	78205
City Manager's Office	100 Military Plaza	San Antonio	Bexar	TX	78205
CIMS Department	114 W. Commerce St.	San Antonio	Bexar	TX	78283
International and Economic Development Office	100 W. Houston	San Antonio	Bexar	TX	78205
Public Works Disability Access Office	114 W. Commerce St.	San Antonio	Bexar	TX	78283

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
 - a. All "direct charge" employees;
 - b. All "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
 - c. Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

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

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

8/12/2011

Signature/Authorized Official

Date

Tadd Wille

Name

Interim Grants Administrator

Title

1400 S. Flores

Address

San Antonio, TX 78205

City/State/Zip

210-207-6600

Telephone Number

Executive Summary

Purpose of San Antonio's Consolidated Annual Action Plan

The City of San Antonio's Consolidated Annual Action Plan is designed to be a collaborative process 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 addresses 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, and promote fair housing choices. Outcomes from these objectives will result in increased affordable housing units through rehabilitation construction, improved property values near areas of strategic investment in public infrastructure, and expanded job opportunities to sustain neighborhoods. The plan also provides community and supportive services for the homeless, low and moderate income persons, and those with special needs. The plan promotes self-sufficiency, financial literacy, and wealth building.

Notice of Award

The City of San Antonio receives four federal entitlement/formula grants awarded through the Department of Housing and Urban Development (HUD) including the Community Development Block Grant (CDBG), HOME Partnership Entitlement Grant (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with Aids Entitlement Grant (HOPWA). These funds provide funding for housing, community and economic development activities, and assistance for low- and moderate-income persons and special populations. The City of San Antonio received its official FY 2012 notification of award allocations for these entitlement grants from HUD on June 3, 2011. As indicated in the official notification of award allocations, the City will receive \$13,226,285 in CDBG funds (a 16.4% year over year reduction), \$6,195,379 in HOME funds (a 12.1% year-over-year reduction), \$641,107 in ESG funds (a 0.1% year over year reduction) and \$1,168,601 in HOPWA funds (a 1.5% increase year over year) as indicated in the below table.

Source	FY 2011 Adopted Budget ¹	FY 2012 Adopted Budget ¹	Year Over Year Variance	Year Over Year % Change
CDBG	\$ 15,824,221	\$ 13,226,285	\$ (2,597,936)	-16.4%
HOME	7,050,293	6,195,379	(854,914)	-12.1%
ESG	641,524	641,107	(417)	-0.1%
HOPWA	1,151,125	1,168,601	17,476	1.5%
TOTAL	\$ 24,667,163	\$ 21,231,372	\$ (3,435,791)	-13.9%

1. Amounts do not include Program Income and Reprogramming Funds

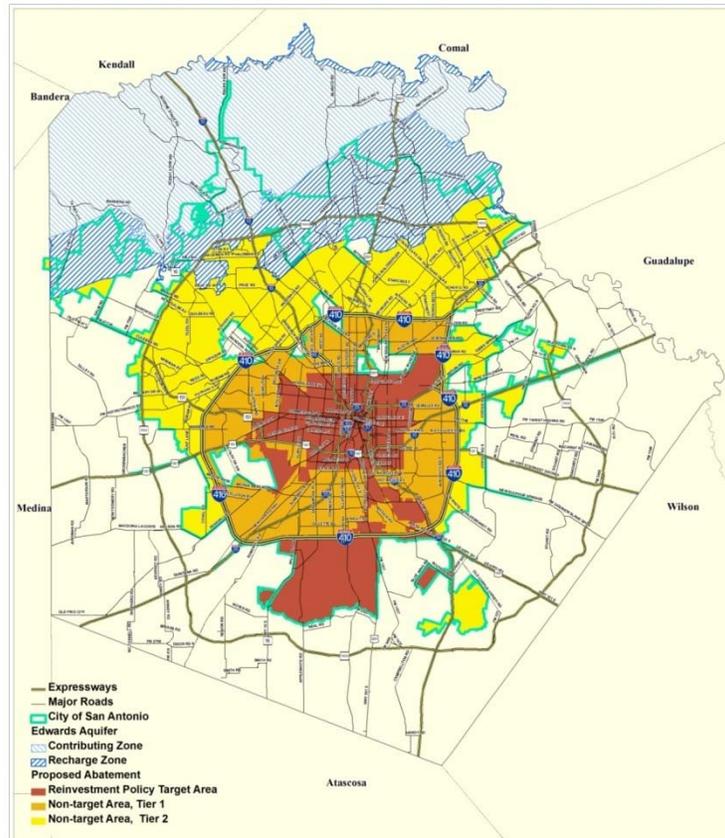
Reinvestment Plans and Policies

According to 2010 U.S. Census data, the City of San Antonio’s population increased from 1.14 million in 2000 to 1.32 million in 2010, a 16% increase in growth. Like many cities in the United States, San Antonio is losing population in its inner-core and expanding to its outer boundaries. In order to address this issue, the City of San Antonio has developed reinvestment plans to expand economic opportunities and community development in its inner-core.

Reinvestment plans set comprehensive community development goals for an area of study, including strategies for targeted reinvestment. These goals include investment in infrastructure, housing, transportation, parks, education, health, workforce development, and economic opportunity. The Consolidated Annual Action Plan strives to promote these goals and objectives by funding eligible projects and programs in reinvestment plan areas.

The City of San Antonio has several reinvestment plans and policies which the Consolidated Annual Action Plan supports. 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, the plan focused on areas that are currently served by public infrastructure and transit as well as area that are 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 the Five Year Consolidated Plan, the City of San Antonio developed policies to focus CDBG and HOME Entitlement funds in the ICR/IP Area. The ICR/IP is depicted in the following map:

Reinvestment Policy Target Area



On June 24, 2010, in addition to the ICR/IP, San Antonio City Council adopted several reinvestment plans into the Strategic Plan for Community Development to set comprehensive community development goals for targeted areas, including strategies for targeted reinvestments in physical elements (infrastructure, housing, transportation, parks) and social elements (education, health, workforce development, economic opportunity).

Specifically, the East Side Reinvestment Plan sets comprehensive community development goals including strategies for targeted reinvestment and identifies lead partners and funding mechanisms. The Dignowity Hill Neighborhood Plan provides goals and objectives for inner-city reinvestment to include future land use, community facilities, public health, crime and public safety, housing and economic development, transportation, infrastructure, and drainage. The City's Westside Reinvestment Plan combines four adopted community plans into a manageable set of concrete priority actions that outline targeted investment in the area generally situated between Martin Street to the north, Zarzamora Street to the west, IH-10 to the south and S. Flores Street to the east. The major east/west arterials within the interior of the Westside plan area are Commerce Street and Guadalupe St. Finally, the City's Southside Reinvestment Plan focuses on the redevelopment of the Roosevelt Street Corridor and promotes investment in drainage, street and sidewalk infrastructure, and provides community-based initiatives to improve the quality of life.

The City of San Antonio has also placed an emphasis on Neighborhood Commercial Revitalization Areas (NCRA) in order to promote the revitalization and economic development of certain distressed inner-city neighborhood commercial districts. The City of San Antonio currently has four NCRA areas located in the Avenida Guadalupe Corridor, St. Mary's Corridor, Tobin Hill Corridor, and Government Hill Corridor.

Advancing Community Development – Past Performance

From October 1, 2009 to September 30, 2010, the City made significant investments instrumental in advancing San Antonio's community development through the use of its Community Development Block (CDBG), HOME, Emergency Shelter (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) entitlement grants. As reported in the Consolidated Annual Performance Evaluation Report for Program Year 2009, the City:

- Rehabilitated 99 single-family units
- Expanded the number of affordable multi-family units through rehabilitation and new construction by 896 units
- Assisted 221 households with down payment/closing cost assistance
- Funded two Community Housing Development Organizations (CHDO) for the construction of single family homes
- Assisted approximately 449,497 low-income persons with community and supportive services which includes child care, youth services, employment and training, emergency shelter and referral services
- Inspected 1,016 housing units for health/safety code violations
- Provided community services for 1,098 persons with special HIV/AIDS needs
- Completed 10 public infrastructure and community facility improvements
- Provided micro-enterprise assistance to 804 businesses and supported one commercial façade improvement

In addition to the entitlement grant programs listed above, the City has also promoted and advanced its community development activities through the City's HUD 108 Loan Program, CDBG-R Funding, and its Neighborhood Stabilization Program.

In FY 2006, the City of San Antonio received a \$57 million HUD 108 Loan to provide funding for economic development, housing rehabilitation, public facilities rehab, construction or installation for the benefit of low to moderate income persons. The Section 108 Loan Program has funded 131 CDBG eligible projects designed to primarily address infrastructure and revitalization needs in the community. Through July 30, 2011, the City had expended \$43.2 million and completed 74 projects.

In 2009, the City of San Antonio received \$3.9 million in CDBG-R funds as part of the American Recovery and Reinvestment Act of 2009 to provide funding for housing and community development projects in areas hardest hit by the economic crisis. Through June 30, 2011, \$3.4 million, or approximately 88% of the \$3.9 million award has been expended. FY 2012 is the final year of the CDBG-R Program. The CDBG-R Program to-date has provided:

- Weatherization improvements to 139 rental housing units
- Minor repairs to 42 senior citizen single family homes
- Improvements to 7 area neighborhood facilities
- Façade improvements to 5 local businesses in targeted inner city areas
- Completion of 8 capital improvement projects

In 2008, the City of San Antonio was also a recipient of \$8.6 million in Neighborhood Stabilization Program (NSP 1) to assist with the purchase of foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods. Through June 30, 2011, the City has expended \$7.9 million or 84% on NSP eligible activities when including program income of \$782,261. The following reflects the impact of the program to-date:

- Rehabilitation of 40 affordable rental units
- Construction of 194 affordable rental units
- Ongoing construction of 63 additional affordable rental units
- Acquisition of 25 foreclosed single family properties
- Rehabilitation of 24 foreclosed single family properties
- Sale of 11 homes
- Execution of three Construction Loan Guarantees with one single family unit completed
- Down payment assistance provided to two households

Citizen Participation

The City of San Antonio began its citizen participation and consultation process in March, 2011. On March 30 and May 18, 2011, public hearings were conducted at City Council chambers to allow public involvement in the plan development process and to comments on the proposed budget. Information regarding the dates, times, and locations for the public hearings as well as anticipated program resources were published in the San Antonio Express News, the local paper of general circulation, a minimum of two weeks prior to the scheduled public hearings. In addition, notices were posted on the City's website. The Office of Grants Monitoring and Administration supplemented 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 Human Services and the local Housing Authority. All public notices included information regarding the accessibility to the Municipal Plaza building, instructions on obtaining interpreters for the deaf, and had available at least one Spanish speaking staff person in attendance.

Throughout the citizen participation process, public and private agencies were consulted and given opportunities to provide input and apply for funding. On February 18, 2011, the City released a request for applications from agencies seeking funding under the CDBG and HOME programs. The City's ESG and HOPWA programs are on a two-year application cycle; therefore, a request for application was not conducted. Funding will be continued for the activities adopted through the FY 2011 budget process.

In compliance with Federal regulations, the proposed Annual Action Plan/Budget was available for citizen review and comment a minimum of 30-days prior to City Council's adoption. A notice of the Annual Action Plan/ Budget was published in the local newspaper of general circulation. The 30-day comment period was noticed for April 18 through May 18, 2011. This advertisement also provided the locations where the documents could be reviewed; including the Office of Grants Monitoring and Administration, the Department of Human Services, and the Central Library. All notices were also posted on the City's web site at www.sanantonio.gov/gma.

The San Antonio City Council received numerous comments and views from citizens on various projects regarding support for various projects and programs. City Council attempted to fund programs that addressed priority needs in the community while keeping with the mission of the Five Year Consolidated Plan based on public input, applications received through the request for proposal process, and staff recommendations,. The reason for not accepting all of the views from the public was primarily due to funding requests in excess of \$37 Million while facing a significant net year over year reduction of HUD entitlement funds.

The City Council approved the Annual Action Plan on May 19, 2011. Many projects were not awarded due to a reduction in the annual allocation, or the need for the agency to improve the application submittal. Additionally, several city initiatives to support the ICR/IP, re-investment plan areas, and corridor plans were adopted. On August 4, 2011, City Council approved revisions to the Annual Action Plan based on the final notification of award received on June 3, 2011 from the U.S. Department of Housing & Urban Development (HUD).

Resources

Federal Resources

Entitlement grant expenditures totaling \$23,884,123 are planned during the next fiscal year (October 1, 2011 - September 30, 2012) to address obstacles to meet underserved needs, foster decent housing, provide public housing improvements and resident initiatives, reduce the number of persons below the poverty line, develop institutional structures, and enhance 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 to be published in December 2012.

<i>Year</i>	<i>Resources</i>	<i>Budget</i>
FY11-12	Community Development Block Grant (CDBG)	\$ 13,226,285
	CDBG Program Income	425,000
	CDBG Reprogrammed Funds	939,546
FY11-12	HOME Investment Partnership (HOME) Entitlement	6,195,379
	HOME Program Income	825,000
	HOME Reprogrammed Funds	463,205
FY11-12	Emergency Shelter Grant (ESG) Entitlement	641,107
FY11-12	Housing Opportunities for Persons with Aids (HOPWA)	1,168,601
	TOTAL	\$ 23,884,123

Other Federal Resources

The Annual Action Plan identifies as many other resources as possible for community development programs. Many of these funding sources may provide leverage from private and public sources for the projects listed in the Annual Action Plan. Funds may be available to sub-recipients 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
2. Supportive Housing
3. Safe Havens
4. Rural Homeless Housing
5. Section 202 Elderly
6. Section 811 Handicapped

7. Moderate Rehabilitation Single Room Occupancy (SRO)
8. Rental Vouchers and Certificates
9. Public Housing Development
10. Public Housing CIAP
11. Low Income Housing Tax Credits (LIHTC)
12. Texas State Housing Trust Fund
13. American Recovery and Reinvestment Act (multiple)
14. Lead Hazard

Other Non-Federal Resources

A summary of specific funding sources 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

<i>Agency/Project</i>	<i>Other Funding Source</i>	<i>Funding Amount</i>	<i>Funding Status</i>
George Gervin Youth Center, Inc. - Institute of Creative Arts Facility Improvement	Broadway Bank	\$150,000.00	Committed
Say Si Phase II Facility Expansion	The Tobin Endowment	\$50,000.00	Pending
	Valero Energy	\$50,000.00	Pending
	Board and Individual Donations	\$100,000.00	Pending
	Local, Regional and Private Foundations	\$300,000.00	Pending
	Architectural Design	\$8,500.00	Committed
	Project Management	\$18,000.00	Committed
Claude Black Community Center - Kitchen Improvements	COSA Certificates of Obligation	\$13,515.44	Committed
Westside Family YMCA Facility Improvements	YMCA of Greater San Antonio In-Kind Corporate Overhead at 15%	\$23,550.00	Pending
Bob Billa Center Learning Center Facility Improvement	COSA Certificates of Obligation	\$18,083.07	Committed
Total Other Funding Sources		\$731,648.51	

HOME Funded Projects-Other Funding Sources

<i>Agency/Project</i>	<i>Other Funding Source</i>	<i>Funding Amount</i>	<i>Funding Status</i>
Multifamily New Construction Tax Credit Set Aside	Project 1 - Low Income Housing Tax Credits (9%), Private Permanent Debt Deferred Developer Fees	\$6,534,222.00	Committed
	Project 2 - Low Income Housing Tax Credits (9%), Private Permanent Debt Deferred Developer Fees	\$46,419,252.00	Pending
Habitat for Humanity-Coleman Ridge Subdivision - Unit #2	Habitat for Humanity of San Antonio	\$2,408,000.00	Committed
Planning and Community Development Rental Rehabilitation Program	Private Permanent Debt	\$42,171,974.00	Pending
Neighborhood Housing Services of San Antonio	Neighbor Works America	\$225,000.00	Committed
	USAA	\$65,000.00	Committed
Total Other Funding Sources		\$97,823,448.00	

ESG Funded Projects-Other Funding Sources

<i>Agency/Project</i>	<i>Other Funding Source</i>	<i>Funding Amount</i>	<i>Funding Status</i>
Homeless Program-Prevention	City of San Antonio- Project Warm In- Kind Contributions	\$224,387.00	Pending
Essential Services	Delegate Agencies In- Kind Contributions	\$176,720.00	Pending
Operations	Delegate Agencies- In-Kind Contributions	\$240,000.00	Pending
Total Other Funding Sources		\$641,107.00	

Annual Goals and Objectives

The Consolidated Plan Goals are listed in the following summary tables, with the Annual Objectives for FY 2012 reflected in the far right column.

Housing (H) Consolidated Plan Goals

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

Overall Strategy – Core Housing Programs (H)

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

Funding strategy:

- 100% HOME funds will support core housing programs.
- 15% or greater of HOME funds will support 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>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	Planning & Community Development Dept., San Antonio Housing Trust, CHDOs	400 renter households to purchase homes	25 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 home	HOME	Planning & Community Development Dept., CHDOs	110 housing units	14 housing units

<i>Housing Objectives (Continued)</i>					
<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 and HOME	Planning & Community Development Dept. Affordable Showcase of Homes, Historic Preservation Office, CHDOs, OUR SA, SAHT Public Facilities Corp., for profit developers	250 housing units	84 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	Planning & Community Development Dept, Center City Office, CHDOs	Minor - 100 housing units	Minor - 0 housing units (program not funded for FY2012)
(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	Planning & Community Development Dept., CHDOs	875 rental housing units	275 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)	Planning & Community Development Dept., CHDOS, for profit developers, SA Metropolitan Health District	750 housing units with rehab/ reconstruction/ rental programs 275 housing units (stand alone)	14 single family housing units; 275 rental units 34 housing units (lead only)
(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, Planning & Community Development Dept, private sector, San Antonio Conservation Society	25 housing units (if pilot program is continued)	0 housing units (pilot program - not funded for FY12)

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.

<i>Fair Housing Objectives</i>					
<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 Human Services	Update at least once every 5 years	N/A (completed FY 2011)
(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 Human Services, Bexar County Legal Aid Association, Bexar County Resolution Center, local HUD Fair Housing and Equal Opportunity office, Texas Commission of Human Rights office.	Assist 1,000 households	Assist 500 households
(FH3) Conduct outreach and education on fair housing choice	Provide fair housing choice seminars and continuing education.	CDBG	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 Human Services	Review 120 plans	Review 24 plans
(FH5) Update city’s Affirmative Marketing Plan policy	City staff establish criteria to subrecipients to develop an Affirmative Marketing Plan	CDBG	Department of Human Services	Update in year one	N/A (completed FY 2011)

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 15% public service funds cap.
- Non-federal funds.

Community and Supportive Services Actions

<i>Action Steps</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 Human Services, Non-profit partners	7,500 persons	1,175 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 Human Services, Continuum of Care partners	22,357 persons	4,210 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 Human Services, 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 & Community Development Department, Department of Human Services, non-profit partners	5community 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, Code Enforcement Department	1,5000 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 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.

Public and Community Facility Actions

<i>Action Steps</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, Human Services Dept., Library Dept., Non-profit agencies, Parks and Recreation Dept, Public Works Dept.	90 improvements	9 improvements (7 CDBG, 2 Section 108)
(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 subrecipients	1 project (program not funded for FY 2012) 4 subrecipients
(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 Empowerment Zone incentives, 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 Development</i>					
<i>Action Steps</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	Planning and Community Development Dept., Non-profit partners	100 businesses	9 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	100 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	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	2,500 businesses	175 businesses

Description of Activities

Summaries of the eligible programs or activities that will take place during the program year that address the City’s priority needs and specific objectives are detailed in the individual project descriptions:

<i>Entitlement Grant</i>	<i>Pages</i>
CDBG	42-84
HOME	85-98
ESG	99-107
HOPWA	108-113

The Office of Grants Monitoring and Administration (GMA) captures the accomplishments of its subrecipients through a reporting process which requires subrecipients 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

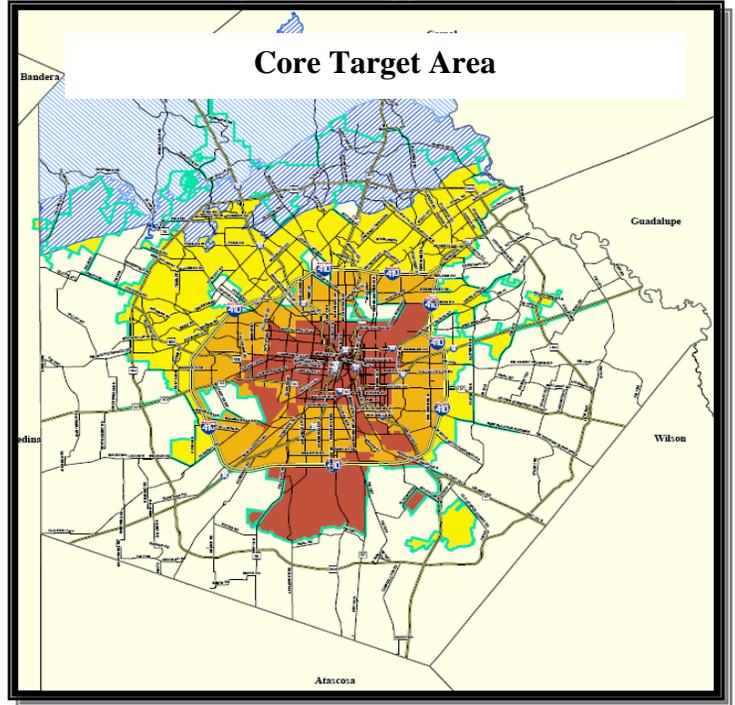
1. Creating Suitable Living Environments
2. Providing Decent Affordable Housing
3. Creating Economic Opportunities

Outcomes

1. Availability/Accessibility
2. Affordability
3. Sustainability

Allocation Priorities and Geographic Distribution

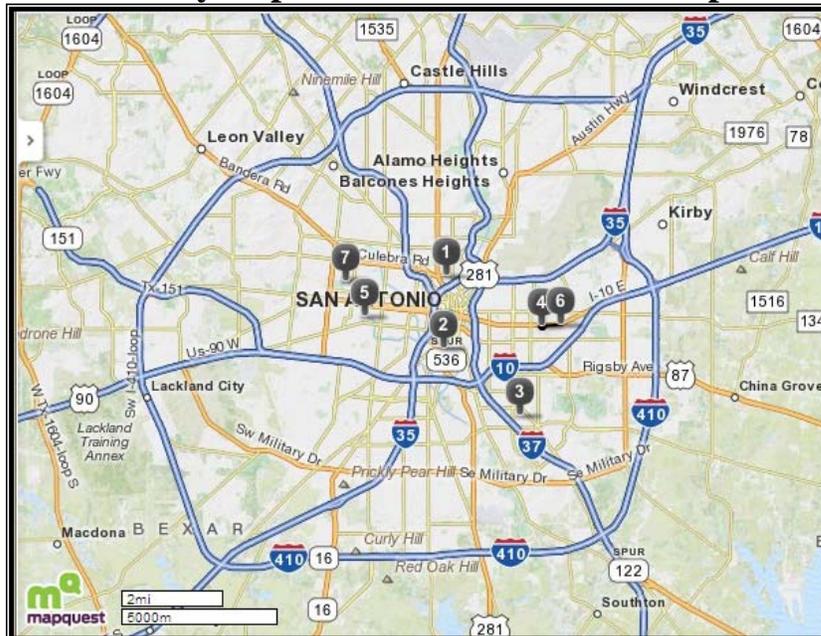
As mentioned in a previous section of this document, in 2010 City Council approved the Inner City Reinvestment Infill Policy (ICR/IP) to promote growth and development in the heart of the City. The core target area for allocation priorities are within the ICR/IP. The City's goal is to invest 60% or more of CDBG and HOME funds into the ICR/IP over a five year period. This year, the City plans on funding 32% of funds in the inner core, 18% of funds in the Tier 1 & 2 (orange and yellow) target areas, and 50% of funding in city-wide programs that affect both core and non-core target areas.



Ethnicity and Geographic Distribution

The City seeks to allocate its CDBG funds using census data demonstrating a benefit to persons of low to moderate income. In addition, HOME program resources are allocated to meet housing needs in an equitable geographic distribution within the City limits through citywide housing programs benefiting low to moderate income families. The City estimates 50% of CDBG and HOME funds will be distributed in FY 2012 to the inner-city target areas. The following map and tables provide detailed location and demographic information for specific facility projects included in this year's Annual Action Plan.

Facility Improvement Distribution Maps



Facility Improvement Demographics

Project Name	Map #	Census Tract	Tract Population	Tract Minority %	Number of Families	# of Households	Non-Hisp White Population	Tract Minority Population	American Indian Population	Asian/ Hawaiian/ Pacific Islander Population	Black Population	Hispanic Population
The Gervin Institute of Creative Arts		1108.00	2,577	79.94	438	1,054	517	2,060	13	7	120	1,879
SAY Si Phase II		1501.00	5,658	95.76	1,254	1,619	240	5,418	7	6	25	5,361
Bob Billa Center Learning Center		1409.00	1,896	79.69	471	714	385	1,511	2	0	30	1,468
Barbara Jordan Center		1305.00	3,451	97.88	854	1,239	73	3,378	6	8	1,884	1,429
Boys and Girls Club - Calderon Branch		1703.00	6,307	97.92	1,444	1,802	131	6,176	12	3	7	6,131
Claude Black Community Center		1305.00	3,451	97.88	854	1,239	73	3,378	6	8	1,884	1,429
Westside Family YMCA		1708.00	1,784	98.37	444	530	29	1,755	6	5	0	1,739

*Source: <http://www.ffiec.gov/census/report.aspx?year=2011&county=029&state=48&report=demographic>

Annual Affordable Housing Goals

Affordable Housing Activities

During FY 2012, the City of San Antonio's CDBG funds will be used for acquisition and infrastructure improvements to support single family new construction and lead based paint hazard control 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. CDBG housing activities require 100% benefit to low- and moderate-income persons. The City's annual goals for housing in the CDBG program can be found on page 44.

In FY 2012, the City of San Antonio's HOME Program will provide infrastructure development to support single family new construction, provide funds to rehabilitate owner occupied and rental housing, funds to develop multifamily new construction, and provide down payment assistance for first-time homebuyers. The City's Housing Policy governs the housing activities operated by the City and its subrecipients. The City of San Antonio may also undertake additional activities, where permitted by federal regulation. 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, its Action Plan, and the Housing Policy. The City's annual goals for housing in the HOME program can be found on page 86.

The City's ESG Program for FY 2012 will provide essential services to address the needs of homeless persons living on the street, in emergency shelters, and in transitional housing as well as help enable homeless persons to secure permanent housing. The City's annual goals for housing in the ESG program can be found on page 100.

The City's HOPWA Program will provide housing, housing referrals, rental assistance, and supportive services to individuals with HIV. The City's annual goals for housing in the HOPWA program can be found on page 109.

Public Housing

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

- 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
- Encourage public housing residents to become more involved in management and participate in homeownership

Homeless and Special Needs

Details on how the City of San Antonio will invest its available resources and the specific planned action steps it will take over the next year for eliminating chronic homelessness and individuals and families with children at risk of becoming homeless can be found on pages 99 and 108 of this document. In addition to ESG and HOPWA activities, the City of San Antonio has supported Haven for Hope of Bexar County in bringing services to the homeless and special needs population through the Haven for Hope campus. This campus addresses emergency shelter, transitional housing of homeless individuals with children, and other essential services to special populations.

Barriers to Affordable Housing

In FY 2011, the City of San Antonio completed an update of the Analysis of Impediments, and an update of City's Affirmative Marketing Plan policy, thereby establishing criteria for subrecipients to develop an Affirmative Marketing Plan. In FY 2012, the City will continue to:

- 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 family 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
- 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

Other Actions

In FY 2012, the City of San Antonio will undertake the following actions in response to the categories identified below.

Address Obstacles to Meeting Underserved Needs

The Office of Grants Monitoring and Administration and the Department of Human Services 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.

Foster Affordable Housing Resident Initiatives

The City of San Antonio will continue to work in coordination and collaboration with the following to foster and maintain affordable housing:

- Affordable housing partners stakeholder meetings to update the City's Housing Policy Guide
- Various for-profit and non-profit developers through the City's rental rehabilitation program
- Work with the City's quasi-governmental agencies to include San Antonio Housing Authority, San Antonio Housing Trust, and OurSA.

The City of San Antonio will continue to review affordable housing rules to ensure that they are necessary and understandable and City Departments continue to streamline and expedite their review processes for applications and approvals. The City will also encourage the development of special needs housing in its programs, process and mediate fair housing choice complaints, review rental rehabilitation and multifamily building permit applications for compliance with Fair Housing Act and City Building Codes, and conduct outreach and education for Fair 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 1978 in which a child under the age of six (6) 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
- Encouraging local housing provides to solicit participation by the private business community whether it is financial, expert advice or sitting on boards of directors of not-for-profits

- Abating 34 housing units that house children under six (6) years of age and abating lead in 14 single-family homes and 275 apartment units

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 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 Office, Planning and Community Development Department and individual non-profit and for-profit housing developers and service providers.

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

Enhance Coordination between Public and Private Agencies

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

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 projects can be completed are low-income and primarily minority.

Coordination of Housing Strategies with Transportation

The continued efforts of the City of San Antonio through its Strategic Plan for Community Development works with various community stakeholders in relation to housing, education, economic development and transportation. Efforts are to seek, create, and sustain a connected community comprising of sustainable neighborhoods that are safe, walkable, mixed-use, diverse, compact, green and well designed. Plans also include multi-modal, integrated, accessible, efficient and comprehensively planned transportation options and physical infrastructure that supports community development. The City’s Reinvestment Plans are located in areas where existing and planned transit investments are ready to be integrated with community development efforts. Reinvestment Plans also promote transit-supportive development standards and transit plans to provide possible multimodal transportation options for residents in the near future.

Monitoring

The City of San Antonio 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 Human Services 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, Davis-Bacon, Section 3 hiring, minority business outreach and the comprehensive planning requirements.

The Office of Grants Monitoring and Administration maintains substantial records for the oversight and monitoring of each subrecipient while also requiring each subrecipient to maintain its own records to facilitate the monitoring process and for public access. Subrecipient 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 subrecipient 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 subrecipients 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.

**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2012**

Community Development Block Grant (CDBG)

CDBG Budget Revenue Sources

Community Development Block Grant (CDBG) Annual Allocation	\$ 13,226,285
CDBG Program Income	425,000
CDBG Reprogrammed Funds	939,546
Total FY 2012 CDBG Budget Revenue	\$ 14,590,831

CDBG Budget Category Allocation

Administration and Planning Activities (COSA)	\$ 2,069,341
Capital/Facility Improvements	6,217,899
Housing and Related Activities	1,717,236
Neighborhood Revitalization/Economic Development	2,538,662
Public Service	2,047,693
Total FY 2012 CDBG Budget Category Allocation	\$ 14,590,831

Community Development Block Grant (CDBG) Activities/Projects

Administration and Planning (COSA)

Grants Monitoring and Administration - Monitoring and Oversight	\$ 1,128,172
CDBG Legal Administration	259,146
Community Development Program Administration	360,316
Disability Access Office	20,000
Development Services	69,520
Fair Housing Administration	232,187
Total Administration and Planning Allocation	\$ 2,069,341

Capital/Facility Improvements

Capital Improvements	
Section 108 Guaranteed Loan	\$ 4,732,174
Educational Development	
The Gervin Institute of Creative Arts Facility Improvements	75,000
Say Si Phase II Facility Expansion	525,000
Bob Billa Learning Center Facility Improvement	224,015
Social Programming	
Barbara Jordan Center Facility Improvement	98,500
Community Health and Fitness	
Boys & Girls Club Calderon Branch Infrastructure Renovation Project	200,000
Claude Black Community Center-Kitchen Improvements	204,233
Westside Family Y.M.C.A. Facility Improvements	158,977
Total Capital/Facility Improvements Allocation	\$ 6,217,899

Housing Activities

Affordable Showcase of Homes - City Council District 3	\$	300,000
Lead Based Paint Program		510,000
Planning and Community Development Rehabilitation Administration		907,236
Total Housing Activities Allocation	\$	1,717,236

Neighborhood Revitalization /Economic Development

Westside Economic Development Projects - City Council District 5	\$	705,459
Southside Revitalization and Reinvestment Area Projects - City Council District 3		705,459
Eastside Revitalization and Reinvestment Area Projects - City Council District 2		705,459
Economic Development Empowerment Zone Outreach		73,654
Neighborhood Commercial Revitalization Administration Delivery - ICR/IP, Designated Revitalization Areas or Corridors		223,631
Neighborhood Commercial Revitalization Façade Improvement Program - ICR/IP, Designated Revitalization Areas or Corridors		125,000
Total Neighborhood Revitalization/Economic Development Allocation	\$	2,538,662

Public Service Activities

Food Programs	\$	397,232
Programs for Disabled		268,000
Shelter Programs		60,000
Youth Programs		815,621
Code Enforcement Services (COSA)		157,861
Parks and Recreation Summer Programs (COSA)		348,979
Total Public Service Activities Allocation	\$	2,047,693

Total FY 2012 CDBG Budget Category Allocation	\$	14,590,831
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HOME Investment Partnerships Grant (HOME)

HOME Budget Revenue Sources

HOME Investment Partnership (HOME) Annual Allocation	\$ 6,195,379
HOME Program Income	825,000
HOME Reprogrammed Funds	463,205
Total FY 2012 HOME Budget Revenue	\$ 7,483,584

HOME Budget Category Allocation

Program Administration	\$ 623,951
First-Time Homebuyer Programs	1,300,000
Housing Rehabilitation Programs	2,603,763
Multi-Family New Construction	2,995,870
Total FY 2012 HOME Budget Category Allocation	\$ 7,483,584

HOME Investment Partnerships Grant (HOME) Activities/Projects

Program Administration

Grants Monitoring & Administration - Monitoring & Oversight	\$ 623,951
Total Program Administration Allocation	\$ 623,951

First-Time Homebuyer Program

Habitat for Humanity – Coleman Ridge Subdivision Unit 2 (CHDO)	\$ 1,000,000
Planning and Community Development - Home Owner Incentive Program	300,000
Total First-Time Homebuyer Program Allocation	\$ 1,300,000

Housing Rehabilitation Program

Neighborhood Housing Services - Owner-Occupied Rehabilitation	\$ 950,000
Planning and Community Development - Rental Rehabilitation	1,653,763
Total Housing Rehabilitation Program Allocation	\$ 2,603,763

Multi-Family New Construction

Multi-Family New Construction Tax Credit Set Aside	\$ 2,995,870
Total Multi-Family New Construction Allocation	\$ 2,995,870

Total FY 2012 HOME Budget Category Allocation	\$ 7,483,584
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Emergency Shelter Grant (ESG)

ESG Budget Revenue Sources

ESG Annual Allocation	\$	641,107
Total FY 2012 ESG Budget Revenue	\$	641,107

ESG Budget Category Allocation

Program Administration -Department of Human Services (5%)	\$	32,055
Essential Services		192,332
Homeless Prevention		192,332
Operations		224,388
Total FY 2012 ESG Budget Category Allocation	\$	641,107

Housing Opportunities for People with AIDS (HOPWA)

HOPWA Budget Revenue Sources

HOPWA Annual Allocation	\$	1,168,601
Total FY 2012 HOPWA Budget Revenue	\$	1,168,601

HOPWA Budget Category Allocation

Program Administration - Department of Human Services (3%)	\$	35,058
Housing Assistance and Supportive Services		1,133,543
Total FY 2012 HOPWA Budget Category Allocation	\$	1,168,601

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

§91.220 (I)(1) Entitlement

The CDBG Entitlement allocation available to the City in FY 2012 is \$13,226,285. CDBG program income generated from the repayment of housing rehabilitation loans and rental property revenues are anticipated in the amount of \$425,000. CDBG reprogrammed funds in the amount of \$939,546 will also be utilized in FY 2012. The total combined CDBG allocation is \$14,590,831. It is anticipated that a minimum of 70% of allocated CDBG funds will be used for activities that benefit persons of low- and moderate income..

Proceeds from the City's existing \$57 million section 108 loan guarantee in the form of interest earnings will be allocated to eligible capital improvement and infrastructure related projects to be identified during FY 2012. In addition, \$500,000 in CDBG grant funds has recently been returned to San Antonio's CDBG line of credit and the reallocation of these funds to CDBG eligible project(s) is anticipated in FY 2012. Project(s) have yet to be identified

FY 2012 CDBG funds are allocated to eligible non-profit and for profit recipients as follows:

<i>CDBG Budget Category Allocation</i>	
Administration and Planning Activities (COSA) (15.6% of entitlement allocation)	\$ 2,069,341
Capital/Facility Improvements	6,217,899
Housing and Related Activities	1,717,236
Neighborhood Revitalization/Economic Development	2,538,662
Public Service	2,047,693
Total FY 2012 CDBG Budget Category Allocation	\$ 14,590,831

Consolidated Plan Goals

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 FY 2012 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 Affordable Showcase of Homes 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 and HOME	Planning & Community Development Dept. Affordable Showcase of Homes, Historic Preservation Office, CHDOs, OUR SA, SAHT Public Facilities Corp., for profit developers	250 housing units	84 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	Planning & Community Development Dept, Center City Office, CHDOs	Minor - 100 housing units	Minor - 0 housing units (program not funded for FY2012)
(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	Planning & Community Development Dept., CHDOs	875 rental housing units	275 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)	Planning & Community Development Dept., CHDOS, for profit developers, SA Metropolitan Health District	750 housing units with rehab/ reconstruction/ rental programs 275 housing units (stand alone)	14 single family housing units; 275 rental units 34 housing units (lead only)
(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, Planning & Community Development Dept, private sector, San Antonio Conservation Society	25 housing units (if pilot program is continued)	0 housing units (pilot program - not funded for FY12)

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 (AI) indicates that citizens do not have access to fair housing choices in free and equal access to residential housing. The AI evaluates 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 choices 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 Human Services (DCI)	Update at least once every 5 years	N/A (completed in 2011)
(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	DCI, Bexar County Legal Aid Association, Bexar County Resolution Center, local HUD Fair Housing and Equal Opportunity office, Texas Commission of Human Rights office	Assist 1,000 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	Department of Human Services	Review 120 plans	Review 24 plans
(FH5) Update city’s Affirmative Marketing Plan policy	City staff establish criteria to subrecipients to develop an Affirmative Marketing Plan	CDBG	Department of Human Services	Update in year one	N/A (completed in 2011)

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>Action Steps</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 Human Services, 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 & Community Development Department, Department of Human Services, 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, Planning and Community Development Dept. Code Compliance Division	1,500 housing units	300 housing units

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>Action Steps</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, Human Services Dept., Library Dept., Non-profit agencies, Parks and Recreation Dept, Public Works Dept.	90 improvements	9 improvements (7 CDBG, 2 Section 108)
(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 subrecipients	1 project (not funded due to budget reduction) 4 subrecipients 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

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 Empowerment 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 rate 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>Action Steps</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	9 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	100 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	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	2,500 businesses	175 businesses

**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2011-2012**

Community Development Block Grant (CDBG)

<u>CDBG Budget Revenue Sources</u>	<u>Sources</u>	
Community Development Block Grant (CDBG) Annual Allocation	\$ 13,226,285	
CDBG Program Income	425,000	
CDBG Reprogrammed Funds	\$39,546	
Total FY 2012 CDBG Budget Revenue	\$ 14,590,831	
<u>CDBG Budget Category Allocation</u>	<u>Allocation</u>	<u>Page</u>
Administration and Planning Activities (COSA)	\$ 2,069,341	51
Capital/Facility Improvements	6,217,899	58
Housing and Related Activities	1,717,236	67
Neighborhood Revitalization/Economic Development	2,538,662	71
Public Service	2,047,693	78
Total FY 2012 CDBG Budget Category Allocation	\$ 14,590,831	
Community Development Block Grant (CDBG) Activities/Projects		
<u>Administration and Planning (COSA)</u>	<u>Allocation</u>	<u>Page</u>
Grants Monitoring and Administration - Monitoring and Oversight	\$ 1,128,172	52
CDBG Legal Administration	259,146	53
Community Development Program Administration	360,316	54
Disability Access Office	20,000	53
Development Services	69,520	56
Fair Housing Administration	232,187	57
Total Administration and Planning Allocation	\$ 2,069,341	
<u>Capital/Facility Improvements</u>	<u>Allocation</u>	<u>Page</u>
Capital Improvements		
Section 108 Guaranteed Loan	\$ 4,732,174	59
Educational Development		
The Gervin Institute of Creative Arts Facility Improvement	75,000	60
Say Si Phase II Facility Expansion	525,000	61
Bob Billa Center Learning Center Facility Improvement	224,015	62
Social Programming		
Barbara Jordan Center Facility Improvement	98,500	63
Community Health and Fitness		
Boys & Girls Club Calderon Branch Infrastructure Renovation Project	200,000	64
Claude Black Community Center-Kitchen Improvements	204,233	65
Westside Family Y.M.C.A. Facility Improvements	158,977	66
Total Capital/Facility Improvements Allocation	\$ 6,217,899	

<u>Housing Activities</u>	<u>Allocation</u>	<u>Page</u>
Affordable Showcase of Homes - City Council District 3	\$ 300,000	68
Lead Based Paint Program	510,000	69
Planning and Community Development Rehabilitation Administration	907,236	70
Total Housing Activities Allocation	\$ 1,717,236	
<u>Neighborhood Revitalization /Economic Development</u>	<u>Allocation</u>	<u>Page</u>
Westside Economic Development Projects - City Council District 5	\$ 705,459	72
Southside Revitalization and Reinvestment Area Projects - City Council District 3	705,459	73
Eastside Revitalization and Reinvestment Area Projects in City Council District 2	705,459	74
Economic Development Empowerment Zone Outreach	73,654	75
Neighborhood Commercial Revitalization Administration Delivery - ICR/IP,	223,631	76
Designated Revitalization Areas or Corridors		
Neighborhood Commercial Revitalization Façade Improvement Program - ICR/IP,	\$ 125,000	77
Designated Revitalization Areas or Corridors		
Total Neighborhood Revitalization/Economic Development Allocation	\$2,538,662	
<u>Public Service Activities</u>	<u>Allocation</u>	<u>Page</u>
Food Programs	\$ 397,232	79
Programs for Disabled	268,000	80
Shelter Programs	60,000	81
Youth Programs	815,621	82
Code Enforcement Services (COSA)	157,861	83
Parks and Recreation Summer Programs (COSA)	348,979	84
Total Public Service Activities Allocation	\$ 2,047,693	
Total FY 2012 CDBG Budget Category Allocation	\$ 14,590,831	

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. Subrecipient program administrative costs, which are derived from project implementation responsibilities, are delineated in the program sections.

ADOPTED CDBG PROJECTS

<i>Administration and Planning (COSA)</i>	<i>Allocation</i>	<i>Page</i>
Grants Monitoring and Administration - Monitoring and Oversight	\$ 1,128,172	52
CDBG Legal Administration	259,146	53
Community Development Planning Administration	360,316	54
Disability Access Office	20,000	55
Development Services	69,520	56
Fair Housing Administration	232,187	57
Total Administration and Planning Allocation	\$ 2,069,341	

GRANTS MONITORING & ADMINISTRATION MONITORING AND 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.

CDBG funds will be used to support 12 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 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	\$ 765,955.00	CDBG Funds	\$ 1,128,172.00
Contractual Services	309,069.00	N/A	0.00
Commodities	46,148.00	N/A	0.00
Capital Outlay	7,000.00	N/A	0.00
Total CDBG Allocation	\$ 1,128,172.00	Total Project Cost	\$ 1,128,172.00

CDBG LEGAL ADMINISTRATION

Priority Need (Budget) Category:	Planning/Administration
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

CDBG funds will support salaries for two (2) Attorneys and one (1) Paralegal. The City Attorney’s CDBG Section negotiates and prepares specialized contracts and exhibits required in 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. The Code Compliance Attorney will prosecute criminal code compliance cases; advise city departments on legal matters and assist 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; 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.

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 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	\$ 247,141.00	CDBG Funds	\$ 259,146.00
Contractual Services	8,500.00	N/A	0.00
Commodities	1,500.00	N/A	0.00
Capital Overlay	2,005.00	N/A	0.00
Total CDBG Allocation	\$ 259,146.00	Total Project Cost	\$ 259,146.00

COMMUNITY DEVELOPMENT PROGRAM ADMINISTRATION

Priority Need (Budget) Category:	<i>Planning and Administration</i>
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 Manager, one (1) Senior Management Analyst, one (1) Senior Real Estate Specialist, one (1) Senior GIS Analyst, and one (1) Housing Loan Coordinator. The Community Development section of Planning and Community 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, coordinates the Home Investment Partnership Program, 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 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

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Personnel Services	\$342,984.00	CDBG Funds	\$360,316.00
Contractual Services	\$10,346.00	N/A	\$0.00
Commodities	\$6,986.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$360,316.00	Total Project Cost	\$360,316.00

DISABILITY ACCESS OFFICE

Priority Need (Budget) Category:	<i>Planning and Administration</i>
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, technical assistance 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) 207-7245.

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

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Contractual Services	\$ 15,600.00	CDBG Funds	\$ 20,000.00
Commodities	1,900.00	N/A	0.00
Capital Outlay	2,500.00	N/A	0.00
N/A	0.00	N/A	0.00
Total CDBG Allocation	\$ 20,000.00	Total Project Cost	\$ 20,000.00

DEVELOPMENT SERVICES

Priority Need (Budget) Category:	<i>Planning and Administration</i>
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

Funds will support one (1) full time equivalent planner position in the Zoning Division. This position will implement the rezoning of older commercial areas and corridors to promote land uses consistent with neighborhood/community/sector plans or revitalization plans. The current planning program will promote compatible mixed uses along the corridors to encourage small business development.

Additional information may be obtained by contacting the Development Services Department, located at 1901 S. Alamo, Texas 78204, (210) 207-8229.

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

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Personnel Services	\$ 56,610.00	CDBG Funds	\$ 69,520.00
Contractual Services	12,170.00	N/A	0.00
Commodities	740.00	N/A	0.00
N/A	0.00	N/A	0.00
Total CDBG Allocation	\$ 69,520.00	Total Project Cost	\$ 69,520.00

FAIR HOUSING ADMINISTRATION

Priority Need (Budget) Category:	<i>Planning and Administration</i>
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

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

Additional information may be obtained by contacting the Department of Human Services, 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	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

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Personnel Services	\$231,366.00	CDBG Funds	\$232,187.00
Contractual Services	\$821.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$232,187.00	Total Project Cost	\$232,187.00

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 FY 2006, the City of San Antonio received a \$57 million HUD 108 Loan to provide funding for economic development, housing rehabilitation, public facilities rehab, construction or installation for the benefit of low to moderate income persons. The Section 108 Loan Program has funded 131 CDBG eligible projects designed to primarily address infrastructure and revitalization needs in the community. Thru July 30, 2011, the City had expended \$43,215,898 and has completed 74 projects. Each year approximately \$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.

<i>Capital/Facility Improvements</i>	<i>Allocation</i>	<i>Page</i>
<i>Capital Improvements</i>		
Section 108 Guaranteed Loan	\$ 4,732,174	59
<i>Educational Development</i>		
The Gervin Institute of Creative Arts Facility Improvements	75,000	60
Say Si Phase II Facility Expansion	525,000	61
Bob Billa Learning Center Facility Improvement	224,015	62
<i>Social Programming</i>		
Barbara Jordan Center Facility Improvement	98,500	63
<i>Community Health and Fitness</i>		
Boys & Girls Club Calderon Branch Infrastructure Renovation Project	200,000	64
Claude Black Community Center-Kitchen Improvements	204,233	65
Westside Family Y.M.C.A. Facility Improvements	158,977	66
Total Capital/Facility Improvements Allocation	\$ 6,217,899	

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 streets, drainage, and sidewalks, which continue 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 FY 2006, the City of San Antonio received a \$57 million HUD 108 Loan to provide funding for economic development, housing rehabilitation, public facilities rehab, construction or installation for the benefit of low to moderate income persons. The Section 108 Loan Program has funded 131 CDBG eligible projects designed to primarily address infrastructure and revitalization needs in the community. Through July 30, 2011, the City had expended \$43,215,898 and has completed 74 projects.

Each year approximately \$4.8 million of the CDBG entitlement is set aside for debt service to the section 108 Guaranteed Loan which becomes due on August 1, 2025.

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

Performance Outcomes and Objectives

Outcome Categories	Objective Category	Accomplishment Type	Number Assisted
<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

Allowable Activity	Allocation	Funding Sources	Amount
Loan Payment	\$4,732,174.00	CDBG Funds	\$4,732,174.00
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	\$4,732,174.00	Total Project Cost	\$4,732,174.00

THE GERVIN INSTITUTE OF CREATIVE ARTS FACILITY IMPROVEMENT

Priority Need (Budget) Category:	Neighborhood Revitalization
Eligible Activity	24 CFR 570.201(c) Public Facilities & Improvements
HUD Matrix Code:	03D Youth Centers/Facilities
Level of Environmental Review:	§58.35(a) (Categorically Excluded subject to 58.5)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide for renovations to the George Gervin property located at 231 W. Cypress. Once completed, the facility will house the Gervin Institute of Creative Arts and will provide instruction and hands-on training in culinary arts, performing arts, recording, music composition, visual arts, dance, and musical instruments training.

Exterior improvements will include painting of exterior walls, replacement of inefficient and broken windows, installation of handicap ramp, installation of exterior signage, replacement of duct and gutters, roof repair, replacement of exterior doors, installation of exterior security lighting in parking lot, low maintenance landscaping, and extensive HVAC repair. Interior renovations will include painting, removal of carpet, addition of restroom stalls, insulation, removal of walls, soundproofing of performing arts and recording studio areas, upgrade of electrical wiring, demolition, upgrade of plumbing, and installation of cabling.

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

Project will be completed by September 30, 2013.

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>
Facility Improvements	\$ 75,000.00	CDBG Funds	\$ 75,000.00
N/A	0.00	Broadway Bank	150,000.00
N/A	0.00	N/A	0.00
N/A	0.00	N/A	0.00
Total CDBG Allocation	\$ 75,000.00	Total Project Cost	\$ 225,000.00

SAY SI PHASE II FACILITY EXPANSION

Priority Need (Budget) Category:	Neighborhood Revitalization
Eligible Activity	24 CFR 570.201(c) Public Facilities & Improvements
HUD Matrix Code:	03D Youth Centers/Facilities
Level of Environmental Review:	§58.35(a) (Categorically Excluded subject to 58.5)

Project Description

Overall Project Description and Specific Use of Funds

SAY Sí is a year round, long-term, non-profit multidisciplinary arts program that provides students opportunities to develop artistic and social skills in preparation for higher educational advancement and professional careers. CDBG funding will support the rehabilitation of a 6,190 square foot unfinished portion of the SAY Si facility located at 1518 South Alamo. Once completed, the new area will allow for the expansion of SAY Si programs and the ability to accommodate additional students.

Additional information may be obtained by contacting SAY Si located at 1518 South Alamo, San Antonio, Texas 78204 (210) 212-8666.

Project will be completed by September 30, 2013.

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>
Facility Improvements	\$ 525,000.00	CDBG Funds	\$ 525,000.00
N/A	0.00	The Tobin Endowment	50,000.00
N/A	0.00	Valero Energy	50,000.00
N/A	0.00	Board and Individual Donations	100,000.00
N/A	0.00	Local, Regional and Private Foundations	300,000.00
N/A	0.00	In-Kind Design Services	8,500.00
N/A	0.00	In Kind Project Management	18,000.00
Total CDBG Allocation	\$ 525,000.00	Total Project Cost	\$ 1,051,500.00

BOB BILLA LEARNING CENTER FACILITY IMPROVEMENT

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 58.5)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide for renovations to the Bob Billa Learning Center which provides educational, financial and social services to families and adults. Located at 1033 Ada, exterior construction will include the replacement of concrete flat work at main entry, installation of floating steel expansion plate at main entry wall, demolition and replacement of north concrete wall, installation of limestone base under new flatwork, and excavation to improve drainage in various exterior locations. Interior renovations will include the removal of a portion of exterior wall finish, re-installation of stud tack and refinishing of exterior wall, replacement of two aluminum windows, installation of control joints and repairs to cracks in gypsum board and replacement of resilient tile flooring.

Additional Information may be obtained by contacting the City of San Antonio's Department of Human Services located at 115 Plaza de Armas #210 (210) 207-8131.

Project will be completed by September 30, 2013.

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>
Facility Improvements	\$224,015.00	CDBG Funds	\$ 224,015.00
N/A	0.00	Certificates of Obligation	18,083.07
N/A	0.00	N/A	0.00
N/A	0.00	N/A	0.00
Total CDBG Allocation	\$224,015.00	Total Project Cost	\$ 242,098.07

BARBARA JORDAN CENTER FACILITY IMPROVEMENT

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 58.5)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will provide for renovations to the Barbara Jordan Center located at 2803 E. Commerce. San Antonio Fighting Back, Inc., located in the Barbara Jordan Center, offers community health improvement programs and economic development initiatives and provides training and technical assistance resources to residents, service providers and community organizations. CDBG funded improvement will include the installation of security lights surrounding the facility and the parking lot, repair/replacement of gutters, exterior paint, repair/replacement of the HVAC system, repair/replacement of signage on building and facing main street, xeriscaping, and bathroom renovations.

Additional information may be obtained by contacting San Antonio Fighting Back, Inc. located at 2803 E. Commerce St, San Antonio, Texas 78203 (210) 223-9940.

Project will be completed by September 30, 2013.

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>
Facility Improvements	\$ 98,500.00	CDBG Funds	\$ 98,500.00
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	\$ 98,500.00	Total Project Cost	\$ 98,500.00

BOYS AND GIRLS CLUB CALDERON BRANCH INFRASTRUCTURE RENOVATION 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 58.5)

Project Description

Overall Project Description and Specific Use of Funds

The Calderon Branch Boys and Girls Club property located at 600 SW 19th Street provides diversified activities that meet the interests and needs of all young people. Core programs encourage activities with adults, peers and family members that enable kids to enhance self-esteem and fulfill their potential.

Specifically, CDBG funds will provide for improvements will include general interior and exterior improvements to the facility as well as improvements to Peter D. Reed Field located 105 Shore Lane.

Additional information may be obtained by contacting Boys and Girls Clubs of San Antonio located at 600 SW 19th Street, San Antonio, Texas 78207 (210) 436-0686.

Project will be completed by September 30, 2013.

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>
Facility Improvements	\$ 200,000.00	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

CLAUDE BLACK COMMUNITY CENTER-KITCHEN IMPROVEMENTS

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 58.5)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will be used for renovations to the Claude Black Community Center located at 2805 E. Commerce Street. The Claude Black Community Center provides a wide variety of services to support the needs of youth, families and seniors with access to an array of social, health, educational and community services in one central location. CDBG funding will provide for improvements to include the removal of equipment that is not operational, construction of an additional office and storage space, installation of a cooler and two warming ovens, removal of several walls to increase storage space and accommodate more area for meal preparation, and conversion of an unused restroom into storage space.

Additional information may be obtained by contacting the City of San Antonio's Department of Human Services located at 115 Plaza De Armas, Suite 210 San Antonio, Texas 78205 (210) 207-5233.

Project will be completed by September 30, 2013.

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>
Facility Improvements	\$ 204,233.00	CDBG Funds	\$ 204,233.00
N/A	0.00	COSA Certificates of Obligation	13,515.44
N/A	0.00	N/A	0.00
N/A	0.00	N/A	0.00
Total CDBG Allocation	\$ 204,233.00	Total Project Cost	\$ 217,748.44

WESTSIDE FAMILY YMCA FACILITY IMPROVEMENTS

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 58.5)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funding will provide for renovations to the Westside Family YMCA located at 2900 Ruiz. The Westside YMCA provides quality, affordable and neighborhood-accessible programs to residents in the Westside and Southside San Antonio. Programs to include community education, health and wellness, and youth development. CDBG funding will provide for improvements to include replacement of windows in the pool area and gymnasium, replacement of perimeter pool tiling, replacement of storage lockers in the Women's and Men's Locker Rooms, replacement of incorrectly braced/mounted Basketball Stops, installation of electric winch with key switch operation to adjust goal height, and installation of security lighting in the parking lot area.

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

Project will be completed by September 30, 2013.

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>
Facility Improvements	\$ 158,997.00	CDBG Funds	\$ 158,997.00
N/A	0.00	In-Kind Corporate Contributions	23,550.00
N/A	0.00	N/A	0.00
N/A	0.00	N/A	0.00
Total CDBG Allocation	\$ 158,997.00	Total Project Cost	\$ 182,547.00

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.

<i>Housing Activities</i>	<i>Allocation</i>	<i>Page</i>
Affordable Showcase of Homes - City Council District 3	\$ 300,000	68
Lead Based Paint Program	510,000	69
Planning and Community Development Rehabilitation Administration	907,236	70
Total Housing Activities Allocation	\$ 1,717,236	

**PLANNING AND COMMUNITY DEVELOPMENT
AFFORDABLE SHOWCASE OF HOMES-DISTRICT 3**

Priority Need (Budget) Category:	Housing
Eligible Activity	24 CFR 570.208(a)(3) - Low/Mod Housing
HUD Matrix Code:	01 Acquisition of Real Property
Level of Environmental Review:	§58.36 (Environmental Assessment)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funds will allow for the acquisition and development of land for the Affordable Showcase in City Council District 3. The site shall be at least five contiguous acres for the platting of 41-94 lots for the construction of affordable single-family houses. This program will entail the design, platting, and subdivision of property; infrastructure installation; and disposition of lots to home builders. Builders shall construct affordable homes and sell to families at or below 80% the area median income.

This is a long-term project that may span two to three years with an anticipated production of 41 to 94 new homes upon completion.

Additional information may be obtained by contacting the Planning and Community Development Department located at 1900 S. Alamo, 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	41
<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>
Acquisition and Infrastructure	\$ 300,000.00	CDBG Funds	\$ 300,000.00
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	\$ 300,000.00	Total Project Cost	\$ 300,000.00

**PLANNING AND COMMUNITY DEVELOPMENT
LEAD BASED PAINT PROGRAM**

Priority Need (Budget) Category:	Housing
Eligible Activity	24 CFR 570.202(a)(1)-Rehab. & Preservation Activities - 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 58.5)

Project Description

Overall Project Description and Specific Use of Funds

This program addresses lead hazards in single-family homes built prior to January 1, 1978, for low-income families with children under the age of six who live or spend six hours or more (over a period of two days) in the household. Services are provided city-wide through a lead program administered by the Planning and Community Development Department using CDBG funds.. Lead hazard control work typically involves a combination of interim controls and abatement.

Additional information may be obtained by contacting the Planning and Community Development Department located at 1901 S. Alamo, 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

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Lead Based Paint Activities	\$ 510,000.00	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

**PLANNING AND COMMUNITY DEVELOPMENT
REHABILITATION ADMINISTRATION**

Priority Need (Budget) Category:	Housing
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 Planning & Community Development Department's Housing Program Delivery is funded from CDBG resources. The overall budget includes funding for CDBG staff as well as supports various housing activities including the Rental Rehabilitation Program, Owner Occupied Rehabilitation Program, Lead Based Paint Hazard Control 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 12 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 Planning and Community Development Department located 1900 S. Alamo, 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	309
<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>
Direct Program Implementation	\$ 907,236.00	CDBG Funds	\$ 907,236.00
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	\$ 907,236.00	Total Project Cost	\$ 907,236.00

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.

<i>Neighborhood Revitalization /Economic Development</i>	<i>Allocation</i>	<i>Page</i>
Westside Economic Development Projects - City Council District 5	\$ 705,459	72
Southside Revitalization and Reinvestment Area Projects - City Council District 3	705,459	73
Eastside Revitalization and Reinvestment Area Projects - City Council District 2	705,459	74
Economic Development Empowerment Zone Outreach	73,654	75
Neighborhood Commercial Revitalization Administration Delivery - ICR/IP, Designated Revitalization Areas or Corridors	223,631	76
Neighborhood Commercial Revitalization Façade Improvement Program - ICR/IP, Designated Revitalization Areas or Corridors	125,000	77
Total Neighborhood Revitalization/Economic Development Allocation	\$ 2,538,662	

**WESTSIDE ECONOMIC DEVELOPMENT PROJECT(S) IN
CITY COUNCIL DISTRICT 5**

Priority Need (Budget) Category:	Economic Development
Eligible Activity	To Be Determined
HUD Matrix Code:	To Be Determined
Level of Environmental Review:	To Be Determined

Project Description

Overall Project Description and Specific Use of Funds

Funds will support the implementation of economic revitalization and reinvestment projects on the City’s Westside, specifically in City Council District 5. The goal of these funds will be to improve neighborhoods within the City of San Antonio by focusing on targeted reinvestment and revitalization projects that quickly and positively impact the community while potentially leveraging other available resources. A project or project(s) supporting neighborhood revitalization and reinvestment will be selected in Fall/Winter 2011.

For more information, contact the Planning and Community Development Department, 1900 S. Alamo, San Antonio, Texas, 78204, (210) 207-0147.

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	TBD	TBD
<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>
To Be Determined	\$ 705,459.00	CDBG Funds	\$ 705,459.00
Total CDBG Allocation	\$ 705,459.00	Total Project Cost	\$ 705,459.00

SOUTHSIDE REVITALIZATION AND REINVESTMENT AREA PROJECT(S) IN CITY COUNCIL DISTRICT 3

Priority Need (Budget) Category:	<i>Economic Development</i>
Eligible Activity	To Be Determined
HUD Matrix Code:	To Be Determined
Level of Environmental Review:	To Be Determined

Project Description

Overall Project Description and Specific Use of Funds

Funds will support the implementation of economic revitalization and reinvestment projects on the City's Southside, specifically in City Council District 3. The goal of these funds will be to improve neighborhoods within the City of San Antonio by focusing on targeted reinvestment and revitalization projects that quickly and positively impact the community while potentially leveraging other available resources. A project or project(s) supporting neighborhood revitalization and reinvestment will be selected in Fall/Winter 2011.

For more information, contact the Planning and Community Development Department, 1900 S. Alamo, San Antonio, Texas, 78204, (210) 207-0147.

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	TBD	TBD
<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>
To Be Determined	\$705,459.00	CDBG Funds	\$705,459.00
Total CDBG Allocation	\$705,459.00	Total Project Cost	\$705,459.00

**EASTSIDE REVITALIZATION AND REINVESTMENT AREA PROJECT(S)
IN CITY COUNCIL DISTRICT 2**

Priority Need (Budget) Category:	Economic Development
Eligible Activity	To Be Determined
HUD Matrix Code:	To Be Determined
Level of Environmental Review:	To Be Determined

Project Description

Overall Project Description and Specific Use of Funds

Funds will support the implementation of economic revitalization and reinvestment projects on the City’s Eastside, specifically in City Council District 2. The goal of these funds will be to improve neighborhoods within the City of San Antonio by focusing on targeted reinvestment and revitalization projects that quickly and positively impact the community while potentially leveraging other available resources. A project or project(s) supporting neighborhood revitalization and reinvestment will be selected in Fall/Winter 2011.

For more information, contact the Planning and Community Development Department, 1900 S. Alamo, San Antonio, Texas, 78204, (210) 207-0147.

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	TBD	TBD
<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>
To Be Determined	\$705,459.00	CDBG Funds	\$705,459.00
Total CDBG Allocation	\$705,459.00	Total Project Cost	\$705,459.00

ECONOMIC DEVELOPMENT 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)

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) 207-3914

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	175
<input type="checkbox"/> Affordability	<input type="checkbox"/> Suitable Living Environment		
<input 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	\$ 68,674.00	CDBG Funds	\$ 73,654.00
Contractual Services	4,380.00	N/A	0.00
Commodities	600.00	N/A	0.00
N/A	0.00	N/A	0.00
Total CDBG Allocation	\$ 73,654.00	Total Project Cost	\$ 73,654.00

NEIGHBORHOOD COMMERCIAL REVITALIZATION ADMINISTRATION AND DELIVERY

Priority Need (Budget) Category:	Neighborhood Revitalization
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 funding will support the operational and administrative costs associated with implementing three continuing Revitalization Projects: Avenida Guadalupe, Tobin Hill, and St. Mary’s University as well as one newly initiated project in the Government Hill area. The Project budgets include the coordinator’s salary and operational expenses as well as a budget to implement the façade improvement program. Staff provides access to technical assistance, marketing guidance, market research and financial statement analysis. Funding is also provided for facilitating training forums.

Additional information can be obtained from the Planning and Community Development Department, Neighborhood Commercial Revitalization Program office located at 1901 S. Alamo, San Antonio, Texas 78204 (210) 207-7969.

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	9
<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	\$ 128,159.00	CDBG Funds	\$ 223,631.00
Contractual Services	93,472.00	N/A	0.00
Commodities	2,000.00	N/A	0.00
N/A	0.00	N/A	0.00
Total CDBG Allocation	\$ 223,631.00	Total Project Cost	\$ 223,631.00

NEIGHBORHOOD COMMERCIAL REVITALIZATION FAÇADE IMPROVEMENT PROGRAM

Priority Need (Budget) Category:	Neighborhood Revitalization
Eligible Activity	24 CFR 570.202(a)(3) Commercial or Industrial Rehabilitation
HUD Matrix Code:	14E Rehabilitation: Privately or Publicly Owned Commercial/Industrial
Level of Environmental Review:	§58.35(a) (Categorically Excluded subject to 58.5)

Project Description

Overall Project Description and Specific Use of Funds

CDBG funding will support Operation Facelift which is a façade improvement program that provides funding for exterior improvement projects of commercial buildings. The purpose of the program is to reverse the deterioration of commercial structures in targeted areas and stimulate new, private investment and economic growth.

Additional information can be obtained from the Planning and Community Development Department, Neighborhood Commercial Revitalization Program office located at 1901 S. Alamo, San Antonio, Texas 78204 (210) 207-7969.

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	8
<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>
Commercial/Industrial Improvements	\$ 125,000.00	CDBG Funds	\$ 125,000.00
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	\$ 125,000.00	Total Project Cost	\$ 125,000.00

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 expenditures.

<u><i>Public Service Activities</i></u>	<u><i>Allocation</i></u>	<u><i>Page</i></u>
Food Programs	\$ 397,232	79
Programs for Disabled	268,000	80
Shelter Programs	60,000	81
Youth Programs	815,621	82
Code Enforcement Services (COSA)	157,861	83
Parks and Recreation Summer Programs (COSA)	348,979	84
Total Public Services Activities Allocation	\$ 2,047,693	

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 in September 2011.

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

Additional information may be obtained by contacting the City of San Antonio, Department of Human Services, 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	TBD
<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>
Contractual Services	\$ 397,232.00	CDBG Funds	\$ 397,232.00
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	\$ 397,232.00	Total Project Cost	\$ 397,232.00

PROGRAMS 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 in September 2011.

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

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

Performance Outcomes and Objectives

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

Project Budget

Allowable Activity	Allocation	Funding Sources	Amount
Contractual Services	\$ 268,000.00	CDBG Funds	\$ 268,000.00
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	\$ 268,000.00	Total Project Cost	\$ 268,000.00

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 in September 2011.

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

Additional information may be obtained by contacting the City of San Antonio, Department of Human Services, 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	TBD
<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>
Contractual Services	\$ 60,000.00	CDBG Funds	\$ 60,000.00
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	\$ 60,000.00	Total Project Cost	\$ 60,000.00

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 in September 2011.

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

Additional information may be obtained by contacting the City of San Antonio, Department of Human Services, 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	TBD
<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>
Contractual Services	\$ 815,621.00	CDBG Funds	\$ 815,621.00
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	\$ 815,621.00	Total Project Cost	\$ 815,621.00

CODE ENFORCEMENT SERVICES

Priority Need (Budget) Category:	Public Service
Eligible Activity	24 CFR 570.202(c) Code Enforcement
HUD Matrix Code:	15 Code Enforcement
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 300 vacant lots and 230 dangerous premises. A lien 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, 2012.

Additional information may be obtained by contacting the City of San Antonio’s Code Enforcement 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	300
<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>
Contractual Services	\$157,861.00	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 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 provide for Temporary Personnel Services to staff the operation of 15 CDBG eligible public swimming pools and 20 community centers beyond their normal operating hours. CDBG funds will also support the City’s Summer Youth Program which is an eight week, structured, supervised program that features recreation activities, active games, and sports. The Summer Youth Program is offered at 20 community centers throughout San Antonio.

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

Additional information may be obtained by contacting the Parks and Recreation Department located at 5800 Old Highway 90 West, San Antonio, Texas 78237 (210) 207-3000.

Performance Outcomes and Objectives

Outcome Categories	Objective Category	Accomplishment Type	Number Assisted
<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Decent Housing	People	77,531
<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Suitable Living Environment		
<input checked="" type="checkbox"/> Sustainability	<input type="checkbox"/> Economic Opportunity		

Project Budget

Allowable Activity	Allocation	Funding Sources	Amount
Personnel Services	\$348,979.00	CDBG Funds	\$348,979.00
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	\$348,979.00	Total Project Cost	\$348,979.00

HOME Investment Partnerships Program (HOME)

§91.220(2) HOME Investment Partnership Program

The HOME Entitlement allocation available to the City in FY 2012 is \$6,195,379. HOME program income generated from the repayment of housing rehabilitation loans and rental property revenues are anticipated in the amount of \$825,000. HOME reprogrammed fund in the amount of \$463,205 will also be utilized in FY 2012. The total combined HOME allocation is \$7,483,584.

HOME funds are allocated to eligible non-profit, CHDO's, and eligible for-profit recipients in the 2012 Fiscal Year as follows:

<i>HOME Budget Category Allocation</i>	<i>Allocation</i>	<i>Page</i>
Program Administration	\$ 623,951	93
First-Time Homebuyer Programs	1,300,000	94
Housing Rehabilitation Programs	2,603,763	96
Multi-Family New Construction	2,955,870	97
Total FY 2012 HOME Budget Category Allocation	\$ 7,483,584	

Consolidated Plan Goals

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.

Through a request for application process, city staff reviews applications to provide recommendations to City Council for HOME funds. Request for Applications may also be issued depending on available amounts for reprogramming.

Statement of Need – Housing (H)

Low- and moderate-income households continue to pay a large portion 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>
(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	Planning and Community Development Dept., San Antonio Housing Trust, CHDOs	400 renter households to purchase homes	25 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	Planning and Community Development Dept., CHDOs	110 housing units	14 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	Planning & Community Development Dept. Affordable Showcase of Homes, Historic Preservation Office, CHDOs, OUR SA, SAHT Public Facilities Corp., for profit developers	250 housing units	84 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	Planning & Community Development Dept., CHDOs	875 rental housing units	275 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)	Planning & Community Development Dept., CHDOS, for profit developers, SA Metropolitan Health District	750 housing units with rehab/ reconstruction/ rental programs 275 housing units (stand alone)	14 single family housing units; 275 rental units 34 housing units (lead only)
(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, Planning and Community Development Department, private sector, San Antonio Conservation Society	25 housing units (if pilot program is continued)	0 housing units (pilot program - not funded for FY12)

Other Forms of Investment

The City will permit HOME funds to be invested as loans, grants, deferred payment loans, and other types of investment permitted by the regulations described in 92.205(b). The City will not permit other forms of investment without the prior approval of HUD.

Home Buyer Resale/Recapture Provisions

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. 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 following paragraphs outline the City of San Antonio’s resale/recapture provisions.

Recapture: A mechanism to capture all or a portion of the direct home subsidy if the homebuyer assisted with HOME funds decides to sell the house within the affordability period.

Resale: A mechanism to ensure that HOME assisted units remains affordable over the affordability period.

Affordability Period: The affordability period is the varying lengths of time for occupancy restrictions for those homeowners assisted with HOME funds.

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

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., down payment or closing cost assistance, subordinate financing, etc.).

Development Subsidy: A development subsidy is the difference between the cost to develop housing and the market price. For example, the City might provide a \$50,000 construction loan to a developer to construct an affordable home. Once constructed, the appraised value will be \$45,000 due to neighborhood and market conditions. The \$5,000 difference between the \$45,000 sale price and \$50,000 construction loan is not repaid to the City and represents a development subsidy. While the subsidy does not go directly to the homebuyer, it helps make development of an affordable home feasible.

Net Proceeds: The sales price minus loan repayment (other than HOME funds) and closing costs.

Recapture Requirements:

The City of San Antonio has adopted a recapture provision for all Homebuyer Activities using HUD HOME funds as a Direct Homebuyer Subsidy or if the project includes both a Direct and Development Subsidy. These provisions ensure that the City recaptures all or a portion of the HOME assistance to the homebuyer (closing costs, down payment and/or junior mortgage) if the home does not continue to be the principal residence of the homebuyer for the duration of the affordability period. The full amount of the assistance will be the maximum amount recaptured from net proceeds.

The City of San Antonio shall reduce the HOME investment amount to be recaptured on a pro-rated basis (forgiven over a period of time) for the time the homeowner has owned and occupied the housing measured against the entire affordability period. The HOME subsidy will be forgiven annually upon the anniversary of the closing date.

Example:

- Home sells in year six of affordability period- \$175,000
- HOME assistance - \$30,000
- COSA forgiveness – 10% each year for a 10-year affordability period
- Superior private debt - \$150,000
- Owner closing costs - \$5,000

1) <u>Net Proceeds</u>	2) <u>Reduction to Direct Subsidy</u>	3) <u>Amount to Recapture</u>
\$175,000 (Sales proceeds)	\$30,000 x 10% = \$3,000/year	\$12,000; Owner gets \$8,000
-\$150,000 (Private debt)	6yrs x \$3,000/year = \$18,000 forgiven	
-\$ 5,000 (Closing costs)	\$30,000 - \$18,000 = \$12,000	
<u>\$ 20,000 (Net proceeds)</u>		

The City shall recoup from the net proceeds the lesser of either the actual balance owed on the subsidy OR the remaining balance according to the affordability period.

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

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

Resale Requirements

The City of San Antonio shall require that resale provisions be used in the event that only a Development Subsidy is used to make the home affordable. In a project where both Development and Direct Subsidies are provided, recapture provisions shall apply.

Resale provisions require the homeowner to sell to another low-income homebuyer. The resale requirement must ensure that the price at resale provides the original HOME-assisted owner a fair return on investment and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The resale provision applies to the low income homebuyer earning 80% area median income or below and whose mortgage payments will not exceed 30% of their gross income for principle, interest, tax, and insurance. 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)		
Affordability Period	Lower Range	Max Limit
One to Five Years	A Homeowner can sell the home during the affordability period for no more than 15% over Bexar County Appraisal District's most recent appraisal value	Current (as of date of sale) Affordable Home Price as set forth in the City of San Antonio Housing Policies
Six to Fifteen Years	No cap on appreciation rate	Current (as of date of sale) Affordable Home Price as set forth in the City of San Antonio Housing Policies

Either recapture or resale provisions must be detailed and outlined in accordance with 24 CFR 92.254 in marketing brochures, written agreements and all legal documents with homebuyer. Either recapture or resale may be used within a project, not both. Combining provisions to create “hybrids” is not allowed. The City allows CHDOs to utilize recaptured funds for HOME eligible projects.

Community Housing Development Organizations (CHDOs)

The City has allocated \$1,000,000 (16%) of the total amount of FY 2012 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

Not Applicable. The City will not allocate funds to the Tenant-Based Rental Assistance Program in FY 2012.

Rental Assistance Certification

Not Applicable. The City will not allocate funds to the Tenant-Based Rental Assistance Program in FY 2012.

Refinancing Existing Debt

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

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 subrecipients 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.

In accordance with the City's Affirmative Fair Housing Marketing Procedures and Requirements, all subrecipients 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 subrecipients' marketing plans for HOME awards comply with the relevant state and federal statutes concerning equal opportunity and accessibility.

The subrecipients' 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. Subrecipients 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 subrecipients as needed with affirmative marketing efforts and related matters. In addition, the Office of Grants Monitoring and Administration and the Department of Human Services provides technical assistance and training to subrecipients 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 subrecipient 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.
- Subrecipients 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.
- Subrecipients 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 subrecipients 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 subrecipient of HOME funds is not in compliance with the affirmative marketing requirements, the subrecipient 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 subrecipient 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 and Section 3 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's 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 subrecipients and in-house staff involved in the contract process to find innovative ways to increase M/WBE participation
2. Maintain current databases and spreadsheets to expedite reporting requirements and generate appropriate results
3. Provide training to staff, subrecipients, 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 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.

**CONSOLIDATED ANNUAL ACTION PLAN/BUDGET
FISCAL YEAR 2011-2012
HOME Investment Partnerships Grant (HOME)**

HOME Investment Partnerships Grant (HOME) Activities/Projects

<i>Program Administration</i>	<u><i>Allocation</i></u>	<u><i>Page</i></u>
Grants Monitoring & Administration - Monitoring & Oversight	\$ 623,951	93
Total Program Administration Allocation	\$ 623,951	
<i>First-Time Homebuyer Program</i>		
Habitat for Humanity – Coleman Ridge Subdivision Unit 2 (CHDO)	\$ 1,000,000	94
Planning & Community Development - Homeownership Incentive Program	300,000	95
Total First-Time Homebuyer Program Allocation	\$ 1,300,000	
<i>Housing Rehabilitation Program</i>		
Neighborhood Housing Services - Owner-Occupied Rehabilitation	\$ 950,000	96
Planning and Community Development - Rental Rehabilitation	1,653,763	97
Total Housing Rehabilitation Program Allocation	\$ 2,603,763	
<i>Multi-Family New Construction</i>		
Multi-Family New Construction Tax Credit Set Aside	\$ 2,955,870	98
Total Multi-Family New Construction Allocation	\$ 2,955,870	
Total FY 2012 HOME Budget Category Allocation	\$ 7,483,584	

GRANTS MONITORING AND ADMINISTRATION MONITORING AND 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 six (6) staff positions to administer the HOME program.

In addition to program administration, staff will 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 Office of Grants Monitoring and Administration, located at 1400 S. Flores Street, 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 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	\$ 577,261.00	HOME Funds	\$ 623,951.00
Contractual Services	46,690.00	N/A	0.00
N/A	0.00	N/A	0.00
N/A	0.00	N/A	0.00
Total HOME Allocation	\$ 623,951.00	Total Project Cost	\$ 623,951.00

HABITAT FOR HUMANITY COLEMAN RIDGE SUBDIVISION UNIT #2

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 2 is to affordably house 43 families in need of decent shelter. HOME funds in the amount of \$1,000,000 will be used to support the infrastructure and construction of solid waste disposal facilities, flood drainage facilities, water and sewer facilities, utilities, streets, drives and sidewalks. Once the needed infrastructure is in place, Habitat for Humanity will build 43 simple, decent and affordable homes. Habitat for Humanity will also 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.

This project that may span two to three years with an anticipated production of 43 new homes upon completion.

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 \$2,408,000 in 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	43
<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>
Infrastructure	\$1,000,000.00	HOME Funds	\$1,000,000.00
N/A	0.00	Private Contributions	2,408,000.00
Total HOME Allocation	\$1,000,000.00	Total Project Cost	\$3,408,000.00

PLANNING AND COMMUNITY DEVELOPMENT HOMEOWNERSHIP INCENTIVE PROGRAM (HIP)

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 Excl. not subj. to 58.5)

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 Planning and Community Development Department was awarded \$300,000 in HOME entitlement funds to provide down-payment and closing cost assistance to eligible first time homebuyers. HIP assistance will be provided to 25 income eligible clients in the form of a second loan not to exceed \$12,000 per household. Loans will have a partial repayment term of five years with an interest rate of 3% and the difference is set-up as a deferred payment loan.

Additional information may be obtained from the Planning and Community Development Department located at 1900 S. Alamo, 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	25
<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	\$ 300,000.00	HOME Funds	\$ 300,000.00
N/A	0.00	Private Permanent Debt	42,419,252.00
N/A	0.00	N/A	0.00
N/A	0.00	N/A	0.00
Total HOME Allocation	\$ 300,000.00	Total Project Cost	\$ 42,719,252.00

**NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO
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 Excl. not subj. to 58.5)

Project Description

Overall Project Description and Specific Use of Funds

The Neighborhood Housing Services of San Antonio agency will rehabilitate or reconstruct 14 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 the participant's ability to pay.

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

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	14
<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	\$ 950,000.00	HOME Funds	\$ 950,000.00
N/A	0.00	Neighbor Works America	225,000.00
N/A	0.00	USAA	65,000.00
N/A	0.00	N/A	0.00
Total HOME Allocation	\$ 950,000.00	Total Project Cost	\$ 1,240,000.00

**PLANNING AND COMMUNITY DEVELOPMENT
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-Family Residential
Level of Environmental Review:	§58.35(a) (Categorically Excl. not subject to 58.5)

Project Description

Overall Project Description and Specific Use of Funds

The City’s Rental Rehabilitation Program is administered through the Planning and Community Development 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 5-20 years, depending on the amount of the HOME loan.

Additional information may be obtained by contacting the Planning and Community Development Department located at 1900 S. Alamo, 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	275
<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>
Rehabilitation Loans	\$ 1,653,763.00	HOME Funds	\$ 1,653,763.00
N/A	0.00	Private Permanent Debt	6,534,222.00
N/A	0.00	Private Permanent Debt	46,419,252.00
N/A	0.00	N/A	0.00
Total HOME Allocation	\$ 1,653,763.00	Total Project Cost	\$ 54,607,237.00

MULTI-FAMILY NEW CONSTRUCTION TAX CREDIT SET ASIDE

Priority Need (Budget) Category:	Multi-Family Activities
Eligible Activity	24 CFR 92.205 (a); 206 (a) and (b)
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

Home funds are to be awarded to multi-family projects that receive tax credits in FY 2012. The funds will be used to assist in the construction of HOME units. All HOME units are designated for clients at or below 80% of the Area Median Income.

Funds are to be provided as low-interest loans to the developers. In return, the HOME units are to remain affordable for a period of 20 years.

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

HOME Match Requirement Plan

HOME funds will be matched with private sector mortgages and tax credits.

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	TBD
<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>
Multi-Family New Construction	\$ 2,955,870.00	HOME Funds	\$ 2,955,870.00
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	\$ 2,955,870.00	Total Project Cost	\$ 2,955,870.00

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.

<u>Emergency Shelter Grant (ESG)</u>	<u>Allocation</u>
ESG Budget Revenue Sources	
ESG Annual Allocation	\$641,107.00
Total FY 2012 ESG Budget Revenue	\$641,107.00

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

Objectives

<i>Action Steps</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 or in danger of being 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 Human Services, Continuum of Care partners	22,357 persons	4,210 persons

Resources

During FY 2012, the period covered by this Action Plan, CPD funds totaling \$641,107 will be used to support ESG activities. The City retains \$192,332 to provide direct homeless prevention activities, \$32,055 for program administration and the balance of \$416,720 will be allocated to delegate agencies to carry out the mission of the program. The agencies will be required to provide matching dollars that equal their COSA award.

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 subrecipients 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 Human Services also administers several programs designed to alleviate homelessness and provide low-income households support services necessary to build self-sufficiency. These programs include:

- Center for Working Families
- Community Services Block Grant (CSBG)
- Supportive Housing Program (SHP) Grants
- Housing Opportunities for Persons with AIDS (HOPWA) Grant
- City Public Service (CPS)
- Brown & Wagner Partnership General and Special Revenue Funds
- Fair Housing Program
- Fair Housing Counseling Program
- San Antonio Water System (SAWS)

Activities-Priority Needs

The Department of Human Services 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 2012, ESG funds will be distributed among eligible service categories as follows:

- Administration: 5%
- Homeless Prevention, Essential Services, Operations: 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 Human Services, soliciting proposals from 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 and community members who reviewed and scored the proposals. City of San Antonio Contracting Officers facilitated all evaluations. An orientation regarding the roles and responsibilities of evaluation committee members, code of conduct, and instructions on using the standardized evaluation instrument was provided to all evaluators and facilitators.

After the review of proposals, each evaluation committee returned a final ranking to the Director of the Department of Human Services (DCI), who reviews the rankings, program consistency with City Council goals and objectives, need for the service by underserved populations and Council Districts, potential duplication, availability of funds, and agency past performance, in order to formulate recommendations.

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

- Applicant agency must meet all state and federal requirements as a threshold criteria for an award
- Demonstration of need within the proposed project area for the type of services proposed for the population to be served
- Evidence of 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
- 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.

Program Monitoring and Report Requirements

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

- On site monitoring reviews
- Review of monthly/quarterly reports
- Review of final reports (due 30 days after the expiration of the contract)
- Periodic site visits, including view of randomly-selected case files
- 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.

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 subrecipient 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. Subrecipients 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 2011-2012**

ADOPTED ESG ACTIVITIES

	<u>Allocation</u>	<u>Page</u>
<i>ESG Budget Category Allocation</i>		
Program Administration -Department of Human Services (5%)	\$32,055.00	104
Essential Services	\$192,332.00	105
Homeless Prevention	\$192,332.00	106
Operations	\$224,388.00	107
Total FY 2012 ESG Budget Category Allocation	\$641,107.00	

DEPARTMENT OF HUMAN SERVICES ADMINISTRATION

Priority Need (Budget) Category:	Program Administration
Eligible Activity	Operations and Maintenance
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 Department of Human Services provides administrative assistance to and monitors agencies that receive Emergency Shelter Grant (ESG) funding from Housing and Urban Development (HUD). ESG funding is used for the administrative costs, supporting a portion of one (1) staff person.

Additional project information may be obtained by contacting the Department of Human Services 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

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
Personnel Services	\$32,055.00	ESG Funds	\$32,055.00
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	\$32,055.00	Total Project Cost	\$32,055.00

ESSENTIAL SERVICES

Priority Need (Budget) Category:	Continuum of Care for the Homeless
Eligible Activity	Essential Services
HUD Matrix Code:	05 Public Services (General)
Level of Environmental Review:	§58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The City of San Antonio Department of Human Services provides essential services to address the needs of homeless persons living on the street, in emergency shelter, or in transitional housing. Essential services can address the immediate needs of the homeless, and can help enable homeless persons become more independent and to secure permanent housing.

Additional project information may be obtained by contacting the Department of Human Services 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	Individuals	3,575
<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>
Shelter Operations	\$192,332.00	ESG Funds	\$192,332.00
N/A	\$0.00	Delegate Agency Match	\$176,720.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$192,332.00	Total Project Cost	\$369,052.00

HOMELESS PROGRAM - PREVENTION

Priority Need (Budget) Category:	<i>Continuum of Care for the Homeless</i>
Eligible Activity	Prevention
HUD Matrix Code:	05Q Subsistence Payments
Level of Environmental Review:	§58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The City of San Antonio Department of Human Services provides financial assistance and supportive services that may be provided to help prevent persons from becoming homeless.

Additional project information may be obtained by contacting the Department of Human Services 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	Households	296
<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>
Homeless Prevention	\$192,332.00	ESG Funds	\$192,332.00
N/A	\$0.00	City Match	\$224,387.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$192,332.00	Total Project Cost	\$416,719.00

OPERATIONS AND MAINTENANCE

Priority Need (Budget) Category:	Continuum of Care for the Homeless
Eligible Activity	Operations and Maintenance
HUD Matrix Code:	03T Operating Cost of Homeless/AIDS Patients Programs
Level of Environmental Review:	§58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The City of San Antonio Department of Human Services provides emergency shelters and transitional housing operating costs.

Additional project information may be obtained by contacting the Department of Human Services 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	Individuals	339
<input 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>
Operations	\$224,388.00	ESG Funds	\$224,388.00
N/A	\$0.00	Delegate Agency Match	\$240,000.00
N/A	\$0.00	N/A	\$0.00
N/A	\$0.00	N/A	\$0.00
Total CDBG Allocation	\$224,388.00	Total Project Cost	\$464,388.00

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 Human Services (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.

<i>Housing Opportunities for Persons with AIDS (HOPWA)</i>	<i>Allocation</i>
HOPWA Budget Revenue Sources	
HOPWA Annual Allocation	\$1,168,601
Total FY 2012 HOPWA Budget Revenue	\$1,168,601

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.

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 of non-prescription drugs, and return to productive work and social activities.

Objectives (CSS)

<i>Action Steps</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 Human Services, Non-profit partners	7,500 persons	1,175 persons

Resources

During the period covered by the 2011-2012 Action Plan, CPD funds totaling \$1,168,601 will be used to support activities under the HOPWA program. After deducting the City’s 3% administrative share (\$35,058) a total of \$1,133,543 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
- 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 most recent 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 Human Services, soliciting proposals from 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 December 2009 by the US Department of Health and Human Services Centers for Disease Control and Prevention (CDC). Data indicates that there are 7,260 people diagnosed with HIV/AIDS in San Antonio.

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:

- On site monitoring reviews;
- 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. 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 Human Services’ 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 subrecipients. Subrecipients 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 2012
Housing Opportunities for Persons with AIDS (HOPWA)**

	<u>Allocation</u>	<u>Page</u>
<i>HOPWA Budget Category Allocation</i>		
Program Administration - Department of Human Services (3%)	\$35,058	112
Housing Assistance and Supportive Services	\$1,133,543	113
Total FY 2012 HOPWA Budget Category Allocation	\$1,168,601	

HOPWA PROGRAM ADMINISTRATION

Priority Need (Budget) Category:	Special Population
Eligible Activity	HOPWA Grantee Administration
HUD Matrix Code:	31B HOPWA Grantee Administration
Level of Environmental Review:	§58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The Department of Human Services provides technical assistance and monitors the agencies that receive Housing Opportunities for Persons with AIDS (HOPWA) funding from Housing and Urban Development (HUD). HOPWA funding is used for administrative costs, supporting a portion of one (1) staff person.

Additional project information may be obtained by contacting the Department of Human Services 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	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

<i>Allowable Activity</i>	<i>Allocation</i>	<i>Funding Sources</i>	<i>Amount</i>
HOPWA Grantee Administration	\$35,058.00	HOPWA Funds	\$35,058.00
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	\$35,058.00	Total Project Cost	\$35,058.00

HOUSING ASSISTANCE AND SUPPORTIVE SERVICES

Priority Need (Budget) Category:	Special Population
Eligible Activity	Housing and Supportive Services
HUD Matrix Code:	31C HOPWA Project Sponsor Activity
Level of Environmental Review:	§58.34 (Exempt)

Project Description

Overall Project Description and Specific Use of Funds

The City will contract with subrecipients to provide housing, housing referrals, rental assistance and supportive services to individuals with HIV.

Additional project information may be obtained by contacting the Department of Human Services 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 checked="" type="checkbox"/> Decent Housing	Individuals	1,175
<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>
HOPWA Grantee Administration	\$1,133,543.00	HOPWA Funds	\$1,133,543.00
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	\$1,133,543.00	Total Project Cost	\$1,133,543.00

Contact information

Additional information on the Fiscal Year 2011-2012 Consolidated Annual Action Plan/Budget for the programs and/or project outlined in this document may be obtained by contacting the following:

Office of Grants Monitoring and Administration
1400 S. Flores, Unit #3
San Antonio, TX 78204
210-207-6600
www.sanantonio.gov/gma

Department of Human Services
115 Plaza De Armas, Suite 210
San Antonio, TX 78205
210-207-8198
<http://www.sanantonio.gov/comminit/>



CITY OF SAN ANTONIO, TEXAS