



# City of San Antonio

**FY 2024 Action Plan**

**HUD PY 2023**



Community Development Block Grant (CDBG)

HOME Investment Partnerships Program (HOME)

Emergency Solutions Grant (ESG)

Housing Opportunities for Persons with AIDS (HOPWA)

**Council Action on August 3, 2023**



**FY 2024 ACTION PLAN**  
*(HUD Program Year 2023)*  
*(October 1, 2023-September 30, 2024)*

**MAYOR & CITY COUNCIL**

***Ron Nirenberg, MAYOR***

***Sukh Kaur, District 1***

***Melissa Cabello Havrda, District 6***

***Jalen McKee-Rodriguez, District 2***

***Marina Alderete Gavito, District 7***

***Phyllis Viagran, District 3***

***Manny Peláez, District 8***

***Dr. Adriana Rocha Garcia, District 4***

***John Courage, District 9***

***Teri Castillo, District 5***

***Marc Whyte, District 10***

**CITY MANAGER**

***Erik Walsh***

City Hall

100 Military Plaza

San Antonio, Texas 78204

210-207-7080

**Neighborhood & Housing Services Department**

100 W. Houston Street, 6<sup>th</sup> Floor

San Antonio, Texas 78205

210-207-6600

**Department of Human Services**

100 W. Houston Street, 9<sup>th</sup> Floor

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  
H.F. Garcia Federal Bldg/US Courthouse  
615 East Houston Street, Suite 347  
San Antonio, Texas 78205

**Submitted by:**

City of San Antonio  
Neighborhood and Housing Services Department  
100 W. Houston Street  
San Antonio, Texas 78205

## **Executive Summary**

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

#### **1. Introduction**

The City of San Antonio's FY 2024 (PY 2023) Action Plan is the third-year plan under the FY 2022-2026 (PY 2021-2025) Consolidated Plan. The City enters the new program year with growing momentum for its affordable housing efforts. Energized by the \$150 million 2022 Housing Bond, the City has invested unprecedented resources into the development and preservation of affordable housing with an emphasis on the community's most vulnerable residents.

The Action Plan provides a concise summary of actions, activities, and resources that the City will deploy to address the needs identified in the Consolidated Plan. In FY 2024, the City anticipates receiving approximately \$23.9 million in federal formula grants awarded through the U.S. Department of Housing and Urban Development (HUD). These grants include the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) Program, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program. Additionally, this Action Plan includes nearly \$2.7 million in program income and prior year savings for a total FY 2024 (PY 2023) Action Plan budget of nearly \$26.6 million.

Expanding the availability and affordability of housing continues to be a top priority for residents and this plan accordingly commits nearly 83% of the CDBG and HOME resources detailed herein to the preservation of existing owner-occupied homes, the development of new affordable housing, furthering fair housing opportunities, and assisting first-time homebuyers.

This plan also reflects an abiding concern for the wellbeing of residents with a specific focus on people in crisis, those who are unhoused, or otherwise at-risk. The City continues its investment in programs that serve youth, seniors, people with disabilities, people living with HIV/AIDS, and homeless individuals and families. Leveraged with bond and general fund revenue – and executed in partnership with community stakeholders – the City proposes a suite of community development programming and activities to strengthen community resiliency and expand access to opportunity.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Five-Year Consolidated Plan is built on five key priorities that were identified through a Needs Assessment, Market Analysis, community engagement process, and was developed in alignment with ongoing City plans and initiatives. Residents and stakeholders were asked to provide input on needs and priorities which were distilled into the following priorities and goals.

**Priority 1: Provide Decent Safe Affordable Housing**

The City shall utilize HUD funds to address affordable housing issues including:

- A. Rehabilitating existing housing stock to preserve neighborhoods by addressing aging and substandard housing,
- B. Building new affordable single-family housing to re-establish strong communities,
- C. Providing homebuyer assistance to make homeownership affordable and sustainable,
- D. Developing new affordable rental housing to expand the amount of available affordable rental housing,
- E. Furthering fair housing opportunities.

**Priority 2: Provide for Special Needs Populations**

The City will utilize HUD funds to support special needs populations.

- A. HOPWA funds will provide housing and services for persons with HIV/AIDS,
- B. CDBG funds will be used to provide low to moderate income households at risk of eviction or foreclosure with short term rent, mortgage, and utility assistance,
- C. CDBG funds will be used to provide housing supportive services including housing counseling for foreclosure and eviction prevention,
- D. CDBG funds will be used to provide public services for target populations including affordable childcare, summer and after school programs.

**Priority 3: Provide Housing and Supportive Services for Homeless Population**

ESG funds are used to provide essential services and operations for emergency shelters and services for the homeless. The services provided will improve housing stability, reduce barriers to finding safe affordable housing, and positively impact clients' ability to remain in stable housing.

- A. Provide services & housing for people experiencing homelessness,
- B. Provide services to prevent at-risk persons from experiencing homelessness.

**Priority 4: Provide Neighborhood Revitalization Efforts**

The City will utilize CDBG funding for neighborhood revitalization activities to create safe, sustainable neighborhoods and communities through:

- A. Improving public facilities and public infrastructure including streets, streetscapes, sidewalks, drainage, and broadband connectivity,
- B. Eliminating environmental hazards and conditions of blight.

**Priority 5: Provide Economic Development**

The City will utilize CDBG funds to:

A. Provide financial literacy training for low-income families.

**3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City reports on progress made towards the Consolidated and Action Plan goals annually through the Consolidated Annual Performance and Evaluation Report (CAPER). The FY 2022 (PY 2021) CAPER, submitted in December 2022, details accomplishments achieved during that program year. As detailed in the CAPER, the City largely met or exceeded set goals. Major accomplishments include the completion of 192 rental units, the rehabilitation of 63 owner-occupied homes, and the provision of emergency rental assistance to 324 households.

In addition to CDBG and HOME funded activities, NHSD oversees implementation of the City's first affordable housing bond, the tax increment financing program, housing policy and provides staff support for the resident-led Housing Commission. NHSD's work is guided by the Strategic Housing Implementation Plan (SHIP), a 10-year roadmap to address San Antonio's housing needs. The SHIP identifies 95,000 households in Bexar County in need of affordable housing options and calls for building or preserving over 28,000 affordable homes over 10 years. While much remains to be done, there was encouraging progress in FY 2023 (PY 2022). Major accomplishments include:

- Provided support and eviction mitigation services in over 8,000 eviction court hearings.
- Piloted the Displacement Impact Assessment (DIA) for new construction projects seeking 2022-2027 Housing Bonds for new construction projects. The DIA collects data that might indicate future neighborhood change and provides City Council with information about the possible future impacts of development in an area.
- Launched Housing Base San Antonio in April 2023. The free website empowers residents to search for affordable housing that matches their lifestyle. Residents can find housing with features such as accessibility, proximity to schools, proximity to public transportation, and other services. They can also find properties that accept housing vouchers or have flexible screening criteria related to previous evictions or certain criminal records. As of June, there have been more than 258,000 unique visits, an average of over 4,000 a day.
- Developed and ran a Property Tax Help Campaign, a public information campaign to inform homeowners of their options for lowering the property taxes through exemptions and how to protest their appraisals. Fourteen sessions were held from February to May across all 10 council districts. Three sessions included community resource fairs. Over 1,444 households attended. More than 315 exemptions and 390 Notices of protest were filed on site.

- Supported the creation or rehabilitation of 144 affordable housing for-sale units and 1,776 affordable housing rental units through the COSA Fee Waiver program.
- 954 unduplicated clients received at least one or more of the following services: housing support services, tenant based rental assistance, transportation services, case management, emergency financial assistance, transitional housing, and healthy meals.
- 1,880 unduplicated clients experiencing or at risk of homelessness received homeless outreach, case management, and rapid rehousing services.
- 1,500 unduplicated clients who are survivors of domestic violence received assistance with filing protective orders, assistance with Crime Victim Compensation applications, developing safety and counseling plans, and one-on-one crisis management.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

In the past several years, the City has undertaken significant public engagement initiatives to assess the housing and community development needs of residents. Beginning in 2018, the City commissioned the National Association for Latino Community Asset Builders (NALCAB) which prepared a report entitled An Analysis of Housing Vulnerability in San Antonio, and, later that year, the Mayor's Housing Policy Taskforce released the Housing Policy Framework. These efforts marked a significant step forward in understanding the community's housing needs and ideas to address those needs. Building on those efforts, the City developed the Strategic Plan to Respond to Homelessness in San Antonio and Bexar County in 2020 and, in 2021, the City worked with Grounded Solutions Network to draft Growing Together: An Anti-Displacement Agenda for San Antonio. Later, in December 2021, City Council approved the Strategic Housing Implementation Plan (SHIP) to actualize the strategies presented in the Housing Policy Framework. Developed in collaboration with community and housing stakeholders, the SHIP determines timelines, partners, specific action steps and funding approaches for the City's 10-year housing goals which were adjusted upwards through the planning process. Altogether, the City has engaged thousands of residents across the previous five years and initiated a major overhaul in its approach to expanding housing and economic opportunity.

The FY 2022-2026 (PY 2021-2025) Consolidated Plan carried on these planning efforts and was itself developed with extensive public input including small-group stakeholder discussion, public hearings, and an online survey that garnered approximately 600 responses.

#### **FY 2023 (PY 2022) Action Plan**

The City issued a public notice on May 28, 2023 announcing the first public hearing date and commencement of the public comment period. Altogether, the City hosted two public hearings, one in-person community input meeting and one virtual community input session during the public comment period which concluded on August 2, 2023. In total, two public notices were published in the San

Antonio Express News in English and Spanish. Public Notices were also posted on the City's website at [www.saspeakup.com](http://www.saspeakup.com) and included information on how to access the draft plan for review and how to provide comment. To further broaden public participation, the City advertised the Action Plan comment period, public meetings, and opportunities to provide feedback through the NHSD newsletter and by featuring the Action Plan webpage on the SASpeakUp homepage. The City provided up-to-date engagement information including meeting details, a draft plan, and summary materials at its one-stop online engagement platform, SASpeakUp.com where the FY 2024 (PY 2023) Action Plan web page recorded a total of 1,766 views.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

All comments received may be viewed in full in the Summary of Citizen Participation attachment. A summary is included here.

- Several commentors spoke in favor of affordable housing development.
- Two commentors provided suggestions for increasing affordable housing development through reduction of lot size and parking minimums and in favor of transit-oriented development.
- One commentor expressed support for childcare facilities and their role in supporting familial financial advancement.
- Several commentors spoke in favor of increased youth programming and engagement.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

The City accepted all comments.

## **7. Summary**

The City's FY 2024 (PY 2023) Action Plan is in line with the five priorities outlined in the Five-Year Consolidated Plan.

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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator		SAN ANTONIO	Neighborhood and Housing Services Department
HOPWA Administrator		SAN ANTONIO	Department of Human Services
HOME Administrator		SAN ANTONIO	Neighborhood and Housing Services Department
ESG Administrator		SAN ANTONIO	Department of Human Services
HOPWA-C Administrator		SAN ANTONIO	Department of Human Services

Table 1 – Responsible Agencies

### Narrative (optional)

The City's Neighborhood and Housing Services Department (NHSD) Grants Monitoring and Administration Division (GMA) is the lead administrator responsible for the development of the Consolidated Plan and Annual Action Plans. GMA is responsible for oversight of the CDBG and HOME programs. The City's Department of Human Services (DHS) oversees HOPWA and ESG funding.

### Consolidated Plan Public Contact Information

Christopher Lazaro

Grants Administrator

Neighborhood and Housing Services Department

Division of Grants Monitoring and Administration

100 W Houston St.

San Antonio, TX 78205

(210) 207-5470

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

### **1. Introduction**

The Neighborhood and Housing Services Department's Division of Grants Monitoring and Administration (GMA) leads the Action Plan consultation process. Guided by the Citizen Participation Plan approved by City Council as part of the FY 2022-2026 Consolidated Plan and in alignment with the City's principles for public participation, GMA works to ensure that the AP consultation process is meaningful, inclusive, and accessible. A key pillar of the City's public participation principles is that engagement is continuous. This means that residents who make the effort to participate should be engaged in future efforts and that residents should be able to share their opinions with the City at any given time. To that end, the City regularly consults with internal and external stakeholders that provide assisted housing, health services, and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons), community-based and regionally-based organizations that represent protected class members, and organizations that enforce fair housing laws as described below.

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

The City of San Antonio's Department of Human Services (DHS) coordinates with service agencies by providing funding to support programs including education, family and individual well-being, and community safety net. As part of community safety net programming, DHS works closely with 44 agencies representing 74 programs, nonprofit partners and the Center for Health Care Services (CHCS), the Local Mental Health Authority, to implement coordinated community services to: ensure children are safe, healthy, resilient, and ready to succeed in school and life; individuals and families are financially secure and in stable housing; homelessness is rare, brief and non-recurring; and older adults are healthy, engaged and independent. In this capacity, DHS serves as both an investor and direct services provider in the community.

DHS is the administrator of the HOPWA and ESG funds and procures services from eligible community partners. Investments are directed to nine funding priorities. DHS convenes awarded agencies bi-annually to engage in "learning collaboratives." These learning collaboratives facilitate discussions on service delivery best practices and leveraging community resources through the establishment of collaborations to achieve goals and provide technical assistance. DHS participates in several workgroups convened by SARAH, the homeless Continuum of Care, and serves on the board of directors for the CoC.

DHS coordinates housing assistance and services for homeless persons through our community's Coordinated Entry system, Homelink, which assesses acuity levels and needs to prioritize the most

vulnerable. In April 2020, DHS also launched the Homeless Connections Hotline which serves as an access point for services by conducting needs assessments for individuals and families experiencing or at risk of homelessness. The Hotline connects clients to homeless prevention resources as well and provides system navigation to community services. As of June 30, 2023, the Hotline has responded to approximately 15,663 phone calls and enrolled more than 500 new clients into the DHS Street Outreach program providing an estimated 5,930 services.

Both NHSD and GMA city staff maintain contact with HOME and CDBG sub-recipients throughout the application, funding, and administration cycles. NHSD and GMA staff also participate in monthly meetings with the San Antonio Nonprofit Housing Developers (SANPHD), which includes the certified Community Housing Development Organizations (CHDOs) that service San Antonio and its surrounding areas as well other housing stakeholders.

DHS works with private and governmental health and mental health providers through contractual partnerships with the CHCS to provide mental health and substance use residential treatment and detox to homeless individuals. The City also contracts with a local medicated assisted treatment (MAT) program to assist in the detox of individuals utilizing opiates. DHS also coordinates with hospitals to assist with Emergency Detainments (ED) of individuals decompensating due to mental health and substance use concerns, and actively participates on the Southwest Texas Regional Advisory Council (STRAC), which helps to coordinate and address the needs of Emergency Department high utilizers. The City coordinates with local Independent School Districts, Universities, Bexar County Family Justice Center, CHCS, and non-profit partners through contractual partnerships to provide trauma informed programs that have incorporated an awareness for Adverse Childhood Experiences (ACEs) or focus on domestic violence and child abuse prevention to address factors that often lead to or result from mental health concerns and homelessness. The City also co-manages programs to address mental health, including contracting CHCS clinical staff to support the work of the Police Department's Mental Health Unit.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City serves on the Executive Board and as an active member of the South Alamo Regional Alliance for the Homeless (SARAH), the Dept. of Housing and Urban Development (HUD) designated Homeless Continuum of Care (CoC) lead agency. The City's involvement includes Human Services staff serving as the chairperson for the Veteran Homeless and Community case conferencing workgroups; attending bi-monthly board and general membership meetings; participating in workgroups which include Youth Homeless, Housing Standards, Coordinated Entry and Homeless Management Information System (HMIS). City staff co-chairs the Homeless Response System Advisory Committee of the CoC. The City is also an active member of the Homeless Strategic Planning Advisory Board of the CoC. In addition, the

City provides funding to SARA to support administrative operations which include coordinated entry, point in time (PIT) count (annual assessment of homelessness), ID Recovery services and Homelessness Diversion. The City's participation allows for a collaborative and coordinated approach to address homelessness on a system-wide level. The CoC formally adopted the City-funded Homeless Strategic Plan as the community's strategic plan for the homeless system.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

CoC performance standards for Emergency Solutions Grant (ESG) funded programs fosters collaboration between ESG recipients and the Continuum of Care through the planning, funding, implementation, and evaluation of ESG programs. Performance standards were adopted by the SARA Board in September 2013 and the standards were incorporated into the City of San Antonio's Delegate Agency contracts beginning in FY2015.

The allocation of ESG funds is included in the City's consolidated funding process, which is a two-year funding cycle. Organizations interested in providing Emergency Shelter, Homeless Prevention, Rapid Re-Housing and Outreach are invited to submit a proposal for consideration. RFP priorities were identified through Agency Input Sessions which included SARA, agencies within the Continuum of Care and throughout the City. The input session gave providers an opportunity to collectively partner with the City to identify service gaps, current resources, and strategies to help "turn the curve" in homelessness (Youth, Veteran, Family and Chronic Homelessness). Moreover, the information collected assisted with the construction of the Delegate Agency Request for Proposal (RFP) document to ensure that funding provided through the Consolidated Funding process is directly focused on the needs of the community. The final recommendations for ESG funding were emergency shelter, outreach, and rapid re-housing. The Consolidated Funding RFP Evaluation Panel consisted of subject matter experts from the City, SARA, and community partners. Each proposal was reviewed and ranked according to its alignment with the identified priorities, scope of services, budget, and past performance.

To monitor the performance and outcomes of funded ESG projects, the City has a contract management team to review contract performance monitoring reports (CPMRs) on a monthly basis. In addition, the City works closely with SARA to evaluate the performance of individual projects and the entire system through the Homeless Management Information System (HMIS). SARA utilizes data quality standards in accordance with HMIS procedures to conduct quarterly reviews of Continuum of Care programs to assess performance. At the end of each grant year, SARA requests data from the Haven for Hope HMIS lead to inform the Annual Performance Report (APR) which provides an overall review of the homeless system during the reporting period.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Alamo Community Group
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alamo Community Group (ACG) is a private, nonprofit, 501(c)3 organization that was founded in 1990 to serve families in San Antonio and Bexar County. Its mission is to develop, own and manage quality affordable housing in a community environment that promotes resident education, self-sufficiency, leadership, and volunteerism through successful partnerships. This agency participated in meetings. Affordable Housing Developers such as this one informs the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need for affordable housing.
2	<b>Agency/Group/Organization</b>	Alamo Area Council of Governments
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alamo Area Council of Governments Bexar Area Agency on Aging provides services that support older residents and allows them to age in place with dignity. This agency participated in Consolidated Plan meeting. As a result of this consultation, we have determined there is more need for affordable housing and specifically housing and services for older adults.

3	<b>Agency/Group/Organization</b>	BEXAR COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Bexar County Economic and Community Development is responsible for assisting citizens with a variety of issues including financial assistance for energy bills, housing rehabilitation, and construction of infrastructure and public facilities. This agency participated in Consolidated Plan meeting. As a result of this consultation, we have determined there is more need for affordable housing and opportunities for coordination on affordable housing initiatives.
4	<b>Agency/Group/Organization</b>	Catholic Charities of San Antonio
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health Services-Education Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Catholic Charities of San Antonio work with the local communities to provide support for those in need so that individuals can enhance their own lives. This agency participated in Consolidated Plan meeting. As a result of this consultation, we have determined there is more need for services for low-income families such as public services for youth and elderly and affordable housing.

5	<b>Agency/Group/Organization</b>	City of San Antonio, Dept. of Human Services
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Department of Human Services works to strengthen the community through human services investments, resources, and partnerships. They primarily focus on early education and childcare assistance, education, financial and emergency assistance, homeless assistance, and senior services. DHS and NHSD regularly consult in the delivery of entitlement programming and on projects to meet the housing needs of vulnerable residents. DHS hosts stakeholder input sessions with a wide-range of providers including: mental health agencies, Independent School Districts, and foster care agencies. To evaluate requests for funding, DHS convenes field experts and individuals with lived experience to provide input on funding requests. DHS coordinates with SAPD for the ID Recovery Program and encampment interventions.
6	<b>Agency/Group/Organization</b>	City of San Antonio Disability Access Office
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Disability Access Office (DAO) works toward a universally designed environment that makes it easy for all people, regardless of disability, to participate fully in community life. The DAO coordinates with other City Departments to review and amend city codes, policies, and procedures to assure they are universally usable to all. Agencies such as this one informs the process through continual dialogue in our planning process. This includes regular communication to discuss community needs.
7	<b>Agency/Group/Organization</b>	City of San Antonio Neighborhood and Housing Services
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Neighborhood and Housing Services Department works to improve the livability, economic vitality, and safety in San Antonio. Services include Fair Housing Program, Housing Access & Stability, and the Homebuyer Incentive Program. Divisions within NHSD inform the process through continual dialogue in our planning process. This includes regular meetings and e-mail communication to discuss community needs, funding opportunities and policy updates. As a result of the consultation, we have determined there is a continued need and demand for housing rehab, eviction intervention services, outreach regarding lead-based paint hazards, and expanded affordable housing options.
8	<b>Agency/Group/Organization</b>	City of San Antonio - Development Services Department
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Development Services Department is responsible for protecting the health, safety, and quality of life of the city of San Antonio through regulating the land and building development. This agency participated in meetings. Agencies such as this one inform the process through continual dialogue in our planning process. This includes regular meetings and e-mail communication to discuss community needs, funding opportunities and policy updates. This consultation affirmed the need for interventions targeting homes with significant livability concerns.
9	<b>Agency/Group/Organization</b>	City of San Antonio - Parks and Recreation
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Parks and Recreation Department operates the city's recreational and cultural programs; they also maintain walking trails, biking trails, hiking trails, and park land. This agency participated in meetings. Agencies such as this one informs the process through continual dialogue in our planning process. This includes regular meetings and e-mail communication to discuss community needs, funding opportunities and policy updates. As a result of the consultation, we have determined there is a continued need for youth programming.
10	<b>Agency/Group/Organization</b>	Esperanza Peace and Justice Center
	<b>Agency/Group/Organization Type</b>	Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Esperanza Peace and Justice Center works to preserve and promote artistic and cultural expression of and among diverse communities. This agency participated in an Action Plan meeting. As a result of this consultation, we have determined there is a need for more housing rehabilitation funds for people living in San Antonios westside to preserve the existing housing stock in this area.
11	<b>Agency/Group/Organization</b>	Family Services Association
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Family Services Association works to build strong families through counseling and providing services for families, children, and the elderly. This agency affirmed their feedback to the Consolidated Plan. As a result of this consultation, we have determined there is a need for public services for low-income families.
12	<b>Agency/Group/Organization</b>	Fair Housing Council
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Fair Housing Council of Greater San Antonio is a private, non-profit 501(c)(3) corporation dedicated to promoting fair housing and eliminating discriminatory housing practices in the areas of rental housing, real estate sales, mortgage lending, and homeowners insurance. This agency participated in Consolidated Plan meeting. The organization provided input on housing needs and fair housing.
13	<b>Agency/Group/Organization</b>	Local Initiatives Support Corporation (LISC)
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	LISC is a non-profit that works with community-based partners to make investments in housing, businesses, jobs, education, safety, and health. They are using funding to provide financing and technical and management assistance to local partners and developers. This agency participated in meetings. Organizations such as LISC inform the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need for more funding for affordable housing and capacity building for non-profits.
14	<b>Agency/Group/Organization</b>	HAVEN FOR HOPE
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Haven for Hope assists homeless individuals in Bexar County by addressing the root causes of homelessness and providing a stable place to sleep and receive resources. This agency participated in consultation for the Homeless Strategic Plan. As a result of this consultation, we have determined that there is a continued need for funding for homeless services.
15	<b>Agency/Group/Organization</b>	Habitat for Humanity of San Antonio
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity works with low-income families who would not otherwise be able to afford a home. This agency participated in meetings. Affordable Housing developers such as HFH regularly inform the planning process through continuous engagement in semi-monthly meetings with other affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of this consultation, the continued need to support affordable housing was affirmed.
16	<b>Agency/Group/Organization</b>	Prospera Housing Community Services
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Prospera Housing and Community Services acquires multifamily communities that are at risk of being removed from affordable housing markets and rehabilitate the property as needed to maintain its availability to low-income families. The also develop new affordable multifamily housing. This agency participated in meetings. Affordable Housing Developers such as this one informs the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is more need for affordable housing.
17	<b>Agency/Group/Organization</b>	City of San Antonio Housing Commission
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The charge of the Housing Commission is to serve as a public oversight Board to guide the implementation of recommendations from the SHIP and engage the public. Groups such as this one informs the process through continual dialogue in our planning process. As a result of this consultation, we have determined we have determined there is more need for affordable housing.
18	<b>Agency/Group/Organization</b>	Merced Housing Texas
	<b>Agency/Group/Organization Type</b>	Housing Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Merced Housing Texas works to strengthen communities by providing housing for low-income individuals. This agency participated in meetings. Affordable Housing Developers such as this one informs the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is a continued need for affordable housing.
19	<b>Agency/Group/Organization</b>	Neighborhood Housing Services of San Antonio
	<b>Agency/Group/Organization Type</b>	Housing Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Neighborhood Housing Services of San Antonio works to educate homeowners and provide lending assistance for future homeowners. This agency participated in meetings. Affordable Housing Developers such as this one informs the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is a continued need for affordable housing.
20	<b>Agency/Group/Organization</b>	SAMMinistries
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SAMMinistries helps the homeless and those at risk of being homeless attain self-sufficiency through shelters, housing, and other services. This agency was consulted for the Homeless Strategic Plan. As a result of this consultation, we have determined there is more need for funding and services for the homeless.
21	<b>Agency/Group/Organization</b>	Project MEND
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Project MEND is a non-profit organization that provides professionally refurbished and sanitized medical equipment and other assistive technology items to individuals of all ages who are living with a disability or illness in South Texas. This agency participated in Consolidated Plan meeting. As a result of this consultation, we have determined there is more need for public services.
22	<b>Agency/Group/Organization</b>	San Antonio Apartment Association
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The San Antonio Apartment Association (SAAA) is a non-profit trade association composed of diverse groups representing and serving the multi-family industry. This organization participated in meetings to provide input on housing and tenant/landlord needs.

23	<b>Agency/Group/Organization</b>	San Antonio Food Bank
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	San Antonio Food Bank fights hunger in the region through food distribution, support services programs, education, and advocacy. This agency participated in a Consolidated Plan meeting. As a result of this consultation, we have determined that there is need for more public services for low-income families.
24	<b>Agency/Group/Organization</b>	San Antonio Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Opportunity Home San Antonio (formerly the San Antonio Housing Authority) provides quality housing and wrap around services for residents. This agency participated in meetings for the development of the Plan and the City regularly consults with OHSA to inform our planning process. This includes collaboration on housing development and preservation, environmental review, and bridging the digital divide. Collaboration with OHSA is ongoing.
25	<b>Agency/Group/Organization</b>	San Antonio Housing Trust
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The San Antonio Housing Trust Fund works to provide decent and affordable housing to people in the community. This agency participated in meetings. Affordable Housing Developers such as this one informs the process through continual dialogue in our planning process. This includes a monthly meeting with affordable housing developers to discuss barriers to affordable housing, funding opportunities and policy updates. As a result of the consultation, we have determined there is a continued need for affordable housing.
26	<b>Agency/Group/Organization</b>	University Health System
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	University Health System is a nationally recognized teaching hospital and a network of outpatient centers owned by the people of Bexar County. This agency participated in Consolidated Plan meeting to provide needs assessment input.
27	<b>Agency/Group/Organization</b>	VIA Metropolitan Transit
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	VIA is committed to promoting positive relations and outreach in the community. A number of programs are offered to engage the community in public transportation and create partnerships with those they serve. A representative from VIA sits on the Housing Commission which provides guidance on the implementation of the Strategic Housing Implementation Plan and provided feedback to the Action Plan.
28	<b>Agency/Group/Organization</b>	City of San Antonio - Office of Innovation
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office of Innovation (OI) works to improve City operations, manage special projects, and lead major initiatives, while promoting a culture of innovation; addressing the digital divide is a key component of the Offices work. OI consulted on the development of the Consolidated Plan and assessment of resident need for broadband connectivity and access to devices. OIs Digital Inclusion Coordinator is responsible for coordinating and collaborating with internal and external stakeholders to expand digital infrastructure and improve access to devices and digital literacy. OI coordinates directly with internet service providers to expand broadband access for San Antonio residents.
29	<b>Agency/Group/Organization</b>	City of San Antonio - Office of Historic Preservation
	<b>Agency/Group/Organization Type</b>	Agency - Management of Public Land or Water Resources Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office of Historic Preservation (OHP) protects the historic, cultural, architectural and archeological resources that make San Antonio unique. NHSD and OHP consulted on the development of the Deconstruction Ordinance, an effort to reduce construction and demolition waste by recapturing building materials that would normally be directed to the landfill. The Deconstruction Ordinance would apply to grant funded housing activities, improving the sustainability of these programs and building community resiliency.
30	<b>Agency/Group/Organization</b>	City of San Antonio - Office of Sustainability
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with leadership from the Office of Sustainability to review the adopted Climate Action & Adaptation Plan and discuss how goals in the CAAP can be met in the Annual Action Plan. In alignment with SHIP goal HPRR9, staff will continue to coordinate with the Office of Sustainability to identify strategies for meeting the City's climate goals with future HUD funding, such as heat island mitigation in lower-income communities, sustainable transportation access in underserved neighborhoods, and weatherization programs for low- and moderate-income residents.
31	<b>Agency/Group/Organization</b>	Workforce Solutions Alamo
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Workforce Solutions Alamo serves as the governing board for the regional workforce system. WSA provided feedback to the Action Plan and spoke in favor of high-quality childcare.
32	<b>Agency/Group/Organization</b>	City of San Antonio Public Works Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Public Works Department builds and maintains San Antonios infrastructure. PWD spoke to the need for infrastructure investment in low- and moderate-income neighborhoods.
33	<b>Agency/Group/Organization</b>	YMCA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The YMCA Youth in Government provides young people with the opportunity to learn about the functions and role of government while growing the leadership and communication skills of participants. COSA held a standalone meeting with Youth in Government participants to share information on NHSDs work, the Action Plan, and community development goals. Attendees advocated for homeowner readiness classes and advocated for expanded youth programming.

34	<b>Agency/Group/Organization</b>	ALAMO AREA METROPOLITAN PLANNING ORGANIZATION
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Alamo Area Metropolitan Planning Organization provided feedback. AAMPO advocated for enhanced transportation connectivity through a multimodal transportation network.
35	<b>Agency/Group/Organization</b>	San Antonio Regional Alliance for the Homeless
	<b>Agency/Group/Organization Type</b>	Services-homeless Publicly Funded Institution/System of Care Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The San Antonio Regional Alliance for the Homeless meets regularly with the Department of Human Services to coordinate homeless outreach and strategy. SARAH provided feedback and advocated for permanent supportive housing.
36	<b>Agency/Group/Organization</b>	Our Casas Resident Council
	<b>Agency/Group/Organization Type</b>	Housing Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Our Casas Resident Council is a certified Community Housing Development Organization. OCRC participates in NHSD-organized convenings with other CHDOs, housing providers, and partners. OCRC advocated for continued investment in affordable infill housing.

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

The City makes a strong effort to include a wide array of community stakeholder agencies. No agencies were intentionally excluded from consultation.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	South Alamo Regional Alliance for the Homeless (SARAH)	SARAH releases an annual Point in Time (PIT) count that analyzes the demographics of the existing homeless population along with trends related to specific sub-groups of the population of homeless persons and families. The report also examines the current drivers of homelessness. This report informed the City's goals related to developing new affordable rental housing to expand the amount of available affordable rental housing; providing low to moderate income households at risk of eviction or foreclosure with short term rent, mortgage, and utility assistance; providing housing supportive services including housing counseling for foreclosure and eviction prevention; providing services & housing for people experiencing homelessness, and providing services to prevent at-risk persons from experiencing homelessness.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Policy Framework	Mayor's Office	The report presents a thorough analysis of housing and economic data and presents the analysis in the form of a Problem Statement and Supporting Data, the Economic Impact of Housing, the Overarching Action and Policy Recommendations and a 10-Year Funding Plan. This report informed the City's goals related to rehabilitating existing housing stock to preserve neighborhoods by addressing aging and substandard housing; building new affordable single-family housing to re-establish strong communities; providing homebuyer assistance to make homes affordable and sustainable; developing new affordable rental housing to expand the amount of available affordable rental housing; furthering fair housing opportunities; providing low to moderate income households at risk of eviction or foreclosure with short term rent, mortgage, and utility assistance; and providing housing supportive services including housing counseling for foreclosure and eviction prevention.
Strategic Housing Implementation Plan	Neighborhood & Housing Services Department	The SHIP provides a roadmap to actualize goals set forth in the Housing Policy Framework. The Plan was adopted by City Council in 2021 and includes timelines, partners, specific action steps and funding approaches. The SHIP was developed in partnership with over 100 community members and the plan was also adopted by Bexar County Commissioners Court, San Antonio Housing Authority, and the San Antonio Housing Trust.
Strategic Plan to Respond to Homelessness in SA	Department of Human Services	The plan takes an in-depth look at community data and gathered input from a wide range of stakeholders to develop a vision and actionable steps to reduce homelessness in San Antonio.
Growing Together: Anti-Displacement Agenda for SA	Neighborhood & Housing Services Department	The report summarizes the needs assessment findings and policy recommendations from Phases 1 and 2 of the ForEveryoneHome Initiative, a two-year collaborative effort aimed at helping mixed-market cities manage growth pressures.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Status of Poverty Report - 2019	Human Services Department and Metropolitan Health District	The report details a series of policy recommendations that focus on identifying prevention and intervention practices that will address the root causes of poverty in San Antonio while also improving social and economic mobility for families.
SA Climate Action & Adaptation Plan	Office of Sustainability	SA Climate Ready, the Climate Action and Adaptation Plan, is San Antonio's plan to meet the present and future challenges of a changing climate, building on actions already enacted for a low-carbon future. The CAAP identifies strategies to reduce the risk of flooding, to manage water resources, and to mitigate climate-related displacement of low- and moderate-income residents.
Measuring the Digital Divide: A Digital Inclusion	City of San Antonio Office of Innovation	This report assesses San Antonio and Bexar County residents' access to computer equipment and broadband connectivity. This report was used to support discussion on broadband access.

**Table 3 – Other local / regional / federal planning efforts**

### **Narrative (optional)**

The City is working to develop a coordinated housing system comprised of a diverse network of public and private organizations to provide San Antonio's residents with safe, affordable, and stable housing. The system aims to:

- Leverage new funding for housing production, home rehabilitation, and affordable housing preservation.
- Align the efforts of the public and private sectors so services, regulations, and funding requirements are more uniform when possible.
- Distribute information effectively and efficiently to members of the coordinated system so resources and capacity can be leveraged.
- Bridge the digital divide to provide equitable resources across San Antonio.
- Keep the City and its partners accountable for investment and production targets.

The City's Homeless Strategic Plan guides community efforts to address homelessness for the next five years. The City hired consultant HomeBase to guide the process. Over a series of three phases, HomeBase facilitated a series of stakeholder meetings, community summits and

focus groups. HomeBase produced an analysis of the City of San Antonio Homeless Response System; identified gaps/barriers to care, best practices, and system mapping; and created a 5-year homeless strategic plan.

Through significant community planning and coordination efforts, San Antonio has developed a highly sophisticated homeless response system, consisting of diverse funding sources, engagement from agencies and programs across the community, and a variety of service offerings, including: prevention, outreach, emergency shelter, transitional housing, permanent supportive housing, affordable housing, and other supportive services. This plan has guided the allocation of Federal, State, and local funds to address homelessness in San Antonio and Bexar County. The Strategic Plan to Respond to Homelessness was adopted by the Bexar County/San Antonio's Continuum of Care as the community's strategic plan to address homelessness, and the cross-sector CoC board will be responsible for oversight of the plan's implementation by community partners.

## **AP-12 Participation – 91.105, 91.200(c)**

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

The City solicited public feedback on the FY 2024 Action Plan via in-person and virtual meetings and through an online survey via the SASpeakUp platform ([www.saspeakup.com](http://www.saspeakup.com)), the City's centralized online platform for public comment and engagement. Up-to-date information on engagement opportunities, summary information, and a draft copy of the Action Plan were available on the SASpeakUp website where residents could also provide feedback on the Action Plan priorities. Residents could also access public notices and information on how to review and provide feedback on the draft plan at [www.sanantonio.gov/GMA](http://www.sanantonio.gov/GMA).

The City published two public notices in the San Antonio Express News and on SASpeakUp in both English and Spanish and updated residents on the Action Plan process through the Neighborhood and Housing Services Department newsletter. A public notice published on May 28, 2023 informed residents of the public comment period and a public hearing on June 14, 2023. A second public notice published on July 16, 2023 informed residents of the second public hearing on August 2, 2022. In total, staff hosted four public meetings during the comment period including two in-person public hearings, one in-person community input session, and one virtual community input session. Simultaneous interpretation in Spanish was available at all four meetings and additional languages including ASL were available upon request. All meeting spaces were ADA accessible and parking validation and free bus passes were available for the two public hearings.

In addition to public meetings, the City solicited targeted feedback from housing providers through a regularly scheduled coordinating meeting, solicited targeted feedback via email, and engaged youth in the planning process through youth in government programming. The draft Action Plan was available for public comment from July 3, 2023 to August 2, 2023.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>20 people attended two community input meetings hosted on June 17, 2022 (4 attendee) and June 21, 2022 (14 attendees in English session, 2 attendees in Spanish simultaneous translation session).</p>	<p>Residents spoke in support of neighborhood revitalization efforts and affordable housing development, especially owner-occupied rehabilitation. A complete summary of comments received is included as an attachment to the Action Plan.</p>	<p>All comments were accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Non-English Speaking - Specify other language: Soanish  Non-targeted/broad community	1,766 webpage engagements, 9 comments received.	Residents expressed favor for transit-oriented development, master planning efforts, supportive services, support for Animal Care Services, and the reduction of parking and lot size minimums. A complete summary of comments received is included as an attachment to the Action Plan.	All comments were accepted.	<a href="http://www.saspeakup.com">www.saspeakup.com</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Two Public Hearings were held: June 14, 2023 and August 2, 2023 at City Council Chambers. No attendees present.	No comments received.	No comments received.	
5	Targeted - Youth	Youth	Three participants in the YMCA's Youth in Government program attended.	Attendees inquired about the availability of financial education for students, improving fire safety in homes receiving rehab services, and what follow-up is done with homebuyers after purchase.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City anticipates receiving approximately \$23.9 million in FY 2024 (PY 2023) through the CDBG (\$13.4M), HOME (\$6.3M), ESG (\$1.1M), and HOPWA (\$3.1M) entitlements. Additionally, this Action Plan budgets \$250,000 in estimated CDBG program income and \$488,935.71 in prior year CDBG resources, \$350,000 in anticipated HOME program income and \$1,606,899 in prior year HOME resources. Collectively, the new entitlements, estimated program income, and prior year resources will provide \$26.6 million for the FY 2024 (PY 2023) Action Plan. All funds are directed toward activities that are consistent with the strategic goals outlined in the FY 2022-2026 (PY 2021-2025) Five-Year Consolidated Plan.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	13,368,194	250,000	488,936	14,107,130	25,698,203	CDBG funds will leverage local funds to the greatest extent possible. Local funds that may be leveraged include: Housing Bond, Development Fee Waivers, TIRZ financing, and General Fund resources from the City's affordable housing fund. State funding will be leveraged in the City's Housing Access & Stability programs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	6,292,349	350,000	1,606,899	8,249,248	4,225,952	HOME funds will leverage local funds to the greatest extent possible. Local funds that may be leveraged include: Housing Bond, Development Fee Waivers, TIRZ financing, and General Fund resources from the City's affordable housing fund and prior year resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,075,300	0	0	3,075,300	3,206,722	Only entitlement funds included. HOPWA funds will be leveraged with CDBG and General Fund resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,129,224	0	0	1,129,224	2,111,043	The City will meet its ESG match requirement with private contributions. Many ESG subgrantees match ESG awards dollar for dollar through private and in-kind contributions. CDBG and General Fund resources will be leveraged where possible.

**Table 5 - Expected Resources – Priority Table**

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

The Strategic Housing Implementation Plan (SHIP) provides a 10-year roadmap that outlines three primary strategies to increase City investment to meet affordable housing goals. These strategies include direct funding, indirect funding by way of land acquisition, and financial tools. The federal funds allocated in this Action Plan provide a relatively stable and predictable component of the direct funding strategy.

To maximize the impact and reach of these federal funds, the City will leverage private, state, and local funds whenever possible. The City leveraged local funds with tremendous success in FY 2023, deploying a combined \$80,875,994 in local housing bond, fee waiver, and federal funds, with bond funding being the predominant source. The City has committed an additional \$9.5 million in bond funds in FY 2024 to support owner-occupied rehabilitation for homeowners at or below 80% AMI.

The City intends to meet its HOME match requirement through private sector contributions. In the past, this has taken the form of land or real property, donated construction materials, and volunteer labor. The City will meet its ESG match requirement with private contributions. Many ESG subgrantees match ESG awards dollar for dollar through private and in-kind contributions.

In FY2024, the Department of Human Services (DHS) proposes CDBG funding for Financial Security programming that will be leveraged alongside HOPWA and City General Funds. Financial security programming includes providing services for low-income households which are “severely cost burdened” defined as households with monthly housing costs exceeding 50% of the monthly income. CDBG funding will contribute to providing financial counseling and education. Additional CDBG funding was proposed for Homelessness programming which will be leveraged alongside General Fund, HOPWA and ESG funds. Homelessness programming includes providing services which contribute to an overall reduction in homelessness of individuals and families at risk of or experiencing homelessness. Targeted communities include services for youth, families, veterans, unsheltered, and those with HIV/AIDS. CDBG funding will contribute to providing professional individual, group and family counseling services to the unhoused receiving services at Haven for Hope of Bexar County.

While no funds in this Action Plan are dedicated to reducing the digital divide, the City has made significant strides towards ensuring that all residents, regardless of income, have access to reliable broadband. As part of an agreement with AT&T, and in partnership with Bexar County, SA Digital Connects, the San Antonio Public Library, and the Digital Inclusion Alliance of San Antonio, 20,000 residents and businesses will receive access to fiber internet. According to SA2020, a nonprofit dedicated to tracking San Antonio’s progress towards shared community goals, 90% of households now have access to a computer and broadband internet, a 22% increase from 2013 when the agency first started tracking this metric. Organizations like SA Digital Connects and the Digital Inclusion Alliance of San Antonio help equip residents with the tools and knowledge to effectively utilize the growing broadband infrastructure.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City doesn't anticipate utilizing City owned property to address needs identified in the plan. This does not preclude the City from utilizing publicly owned land or property located within the jurisdiction to address community needs in the implementation of this Plan.

### **Discussion**

All the funding in the FY 2024 (PY 2023) Action Plan is being directed toward activities consistent with the strategic goals outlined in the Five-Year Consolidated Plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A: Rehabilitate Existing Housing Stock	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: \$5,130,000 HOME: \$3,300,000	Homeowner Housing Rehabilitated: 54 Household Housing Unit
2	1B: Development of New Housing for Ownership	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: \$3,200,000 HOME: \$1,300,000	Homeowner Housing Added: 349 Household Housing Unit
3	1C: Provide homebuyer assistance	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	HOME: \$305,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
4	1D: Develop New Affordable Rental Housing	2021	2025	Affordable Housing		Provide Decent Safe Affordable Housing	CDBG: \$1,470,000 HOME: \$2,744,248	Rental units constructed: 351 Household Housing Unit
5	1E: Further Fair Housing Opportunities	2021	2025	Affordable Housing Homeless		Provide Decent Safe Affordable Housing	CDBG: \$155,000	Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	2A: Provide Housing and Services for HOPWA	2021	2025	Non-Homeless Special Needs		Provide for Special Needs Populations	HOPWA: \$3,075,300	Overnight/Emergency Shelter/Transitional Housing Beds added: 60 Beds Other: 1000 Other
7	2B: Services for Special Needs Populations	2021	2025	Non-Housing Community Development		Provide Neighborhood Revitalization Efforts Provide for Special Needs Populations	CDBG: \$447,422	Public service activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted
8	2C: Prevent Eviction and Foreclosure	2021	2025	Non-Housing Community Development		Provide for Special Needs Populations	CDBG: \$600,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
9	2D: Provide Services to Prevent Homelessness	2021	2025	Homeless		Provide for Special Needs Populations	CDBG: \$250,000	Homelessness Prevention: 100 Persons Assisted
10	3A: Provide Housing & Services for Homeless	2021	2025	Homeless		Provide for Special Needs Populations	ESG: \$1,129,224	Tenant-based rental assistance / Rapid Rehousing: 80 Households Assisted Homeless Person Overnight Shelter: 2730 Persons Assisted
11	5A: Provide Financial Literacy Training	2021	2025	Non-Housing Community Development		Provide Economic Development	CDBG: \$175,000	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	1A: Rehabilitate Existing Housing Stock
	<b>Goal Description</b>	This goal includes outcomes from the City's Homeowner Rehab Program. Funds available may assist with all aspects of rehabilitation including weatherization and lead based paint abatement.
2	<b>Goal Name</b>	1B: Development of New Housing for Ownership
	<b>Goal Description</b>	This goal includes outcomes from the Development of Affordable Homeownership Housing and CHDO Operating Expense Awards.
3	<b>Goal Name</b>	1C: Provide homebuyer assistance
	<b>Goal Description</b>	The City will utilize HOME funds to ensure homebuyers have access to decent, safe housing that is both affordable and sustainable over the long term by providing down payment and closing cost assistance.
4	<b>Goal Name</b>	1D: Develop New Affordable Rental Housing
	<b>Goal Description</b>	The City shall utilize CDBG and HOME funds to meet the overwhelming demand of affordable rental housing. The City will work with the rental development community to ensure opportunities for new and substantially rehabilitated affordable multi-family housing is created.
5	<b>Goal Name</b>	1E: Further Fair Housing Opportunities
	<b>Goal Description</b>	The City provides a Fair Housing Program designed to mediate Fair Housing concerns, provide mortgage foreclosure and eviction prevention counseling, provide rental and mortgage assistance, and educate both residents and landlords about their responsibilities and rights.
6	<b>Goal Name</b>	2A: Provide Housing and Services for HOPWA
	<b>Goal Description</b>	HOPWA: Housing and supportive services for persons with HIV/AIDS
7	<b>Goal Name</b>	2B: Services for Special Needs Populations
	<b>Goal Description</b>	CDBG funds will be used to provide structured youth programs and after-hour access to community centers during summer months and case management for burdened homeowners.

8	<b>Goal Name</b>	2C: Prevent Eviction and Foreclosure
	<b>Goal Description</b>	CDBG funds will be utilized to assist vulnerable populations at risk of homelessness by providing eviction intervention services, right to counsel services and emergency rental or relocation assistance to maintain or obtain stable housing. Households must have incomes at or below 80% Area Median Income.
9	<b>Goal Name</b>	2D: Provide Services to Prevent Homelessness
	<b>Goal Description</b>	CDBG funds will be used to provide services to prevent at-risk persons from becoming homeless.
10	<b>Goal Name</b>	3A: Provide Housing & Services for Homeless
	<b>Goal Description</b>	ESG funds will be used to provide homeless shelter and related services.
11	<b>Goal Name</b>	5A: Provide Financial Literacy Training
	<b>Goal Description</b>	CDBG funds will be utilized to provide financial education to our low-income community to better save and become fiscally responsible.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This section details the projects planned for FY 2024 (PY 2023). These projects were identified using community input and data collected during the development of the FY 2022-2026 Consolidated Plan, the FY 2024 Action Plan, and are in alignment with citywide plans.

#### Projects

#	Project Name
1	CDBG: Administration and Planning
2	CDBG: Housing Delivery
3	CDBG: Public Services - Fair Housing Activities
4	CDBG: Single Family Rehabilitation Activities
5	CDBG: Activities in Support of Affordable Rental Housing Development
6	CDBG: Activities in Support of Affordable Homeownership Housing Development
7	CDBG: Public Services - Housing Stabilization Services
8	CDBG: Public Services - Parks and Recreation Programs
9	CDBG: Public Service Activities - Housing Support Programs
10	CDBG: Public Services - Financial Education Program
11	CDBG: Public Services - Case Management
12	HOME: Grant Administration
13	HOME: Single Family Rehabilitation and Reconstruction
14	HOME: Rental Housing Development
15	HOME: Homeownership Housing Development
16	HOME: Homebuyer Incentive Program
17	HOME: CHDO Operating Expense
18	HOPWA: Housing and Supportive Services
19	ESG: Program and Services

**Table 7 - Project Information**

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

Allocation priorities are developed in alignment with the community-determined goals detailed in the Strategic Housing Implementation Plan (SHIP), the Strategic Plan to Respond to Homelessness in San Antonio, the Needs Assessment and Market Analysis conducted as part of the FY 2022-2026 Consolidated Plan, other citywide planning efforts, and the feedback residents provided as part of the

engagement process for the FY 2024 Action Plan. Obstacles to addressing underserved needs include the high price of land and materials for affordable housing development, title issues for owner-occupied home rehabilitation, a shortage and delay in acquiring electricity transformers for housing development, and building trusting relationships with hard to reach and homeless populations. First-time homebuyers struggle to find safe, decent housing that is within their price range and to acquire financing for those homes as interest rates continue to rise.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CDBG: Administration and Planning
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$2,679,708
	<b>Description</b>	CDBG funds will be utilized to partially or fully fund 39 positions needed to administer the CDBG grant in the Neighborhood and Housing Services Department (NHSD) and the City Attorney Office (CAO). This project is subject to the CDBG 20% administrative cap. This includes administrative costs and planning activities.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A - Administrative Activity
	<b>Location Description</b>	N/A - Administrative Activity
	<b>Planned Activities</b>	This budget will fund staff needed to execute grant functions and provide monitoring and oversight to funded activities.
2	<b>Project Name</b>	CDBG: Housing Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	1A: Rehabilitate Existing Housing Stock
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	CDBG: \$530,000
	<b>Description</b>	CDBG funds will be used to fund the administrative costs of 9 positions that support the delivery of grant-funded activities in the City's homeowner rehabilitation programs.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The rehab program will serve 54 households. This funding will support the staff that deliver those rehab programs.
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	CDBG funds will be used to fund the costs of 9 positions that deliver grant-funded activities in the City's homeowner rehabilitation programs.
<b>3</b>	<b>Project Name</b>	CDBG: Public Services - Fair Housing Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	1E: Further Fair Housing Opportunities
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	CDBG: \$155,000
	<b>Description</b>	CDBG funds will be utilized for personnel and administrative costs for five positions that deliver the City's Fair Housing Program. This program promotes activities on asset retention by addressing unique problems of tenant/landlord mediation issues to include lease disputes such as illegal eviction, lockout, utility shut off, and improper seizure of property. The program offers information and education, especially to the disabled and elderly community, through outreach presentations and classes. In addition, this program assists with Housing Counseling services to address mortgage delinquency and avoid homelessness through rental evictions. The program will continue to assist in natural disaster situations by providing housing placement referrals for displaced families in an effort to avoid housing discrimination. On an individual level, staff will provide case management to assist displaced residents with housing options.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist 200 people with income at or below 80% of area median income.
	<b>Location Description</b>	N/A

	<b>Planned Activities</b>	This program promotes activities on asset retention by addressing unique problems of tenant/landlord mediation issues to include lease disputes such as illegal eviction, lockout, utility shut off, and improper seizure of property. The program offers information and education, especially to the disabled and elderly community, through outreach presentations and classes. In addition, this program assists with Housing Counseling services to address mortgage delinquency and avoid homelessness through rental evictions. The program will continue to assist in natural disaster situations by providing housing placement referrals for displaced families in an effort to avoid housing discrimination. On an individual level, staff will provide case management to assist displaced residents with housing options.
4	<b>Project Name</b>	CDBG: Single Family Rehabilitation Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	1A: Rehabilitate Existing Housing Stock
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	CDBG: \$4,600,000
	<b>Description</b>	The City will utilize CDBG funds to fund the Homeowner Rehabilitation Program. Repairs aim to address health and safety issues that homeowners may be experiencing.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist 32 households whose income is below 80% of area median income.
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	In an effort to preserve our inner-city neighborhoods, the City will utilize CDBG funds to assist low to moderate income homeowners with housing rehabilitation. Funds available may assist with all aspects of rehabilitation including weatherization and lead based paint abatement.
5	<b>Project Name</b>	CDBG: Activities in Support of Affordable Rental Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	1D: Develop New Affordable Rental Housing
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing

	<b>Funding</b>	CDBG: \$1,470,000
	<b>Description</b>	The City shall utilize CDBG and HOME funds to meet the overwhelming demand of affordable rental housing. The City will work with the rental development community to ensure opportunities for new and substantially rehabilitated affordable multi-family housing is created.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City anticipates supporting approximately 122 rental units with CDBG funds. Rental housing development units will be available to households whose income does not exceed 60% of area median income.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	In an effort to create and preserve affordable housing, the City will utilize CDBG funds to support affordable housing development through acquisition, rehabilitation, clearance, site improvements and neighborhood infrastructure. This funding will supplement rental housing development through the HOME Program. Outcomes will include acquisition rehabilitation or new construction rental housing.
6	<b>Project Name</b>	CDBG: Activities in Support of Affordable Homeownership Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	1B: Development of New Housing for Ownership
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	CDBG: \$3,200,000
	<b>Description</b>	In an effort to create and preserve affordable housing, the City will utilize CDBG funds to support affordable housing development through acquisition, rehabilitation, clearance, site improvements and neighborhood infrastructure. This funding will supplement homeownership housing development through the HOME Program. Outcomes will include acquisition, rehabilitation, resale, or new construction homeownership housing.
	<b>Target Date</b>	9/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City anticipates supporting the development of 266 homeownership units. Single family units for homeownership will be sold to first time homebuyers whose income does not exceed 80% of area median income.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	In an effort to create and preserve affordable housing, the City will utilize CDBG funds to support affordable housing development through acquisition, rehabilitation, clearance, site improvements and neighborhood infrastructure. This funding will supplement homeownership housing development through the HOME Program. Outcomes will include acquisition, rehabilitation, resale, or new construction homeownership housing.
<b>7</b>	<b>Project Name</b>	CDBG: Public Services - Housing Stabilization Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	2C: Prevent Eviction and Foreclosure
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	CDBG: \$600,000
	<b>Description</b>	Funding will be utilized to assist vulnerable populations at risk of homelessness by providing eviction intervention services, right to counsel services and emergency rental or relocation assistance to maintain or obtain stable housing. Households must have incomes at or below 80% Area Median Income.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City anticipates serving 100 households with Housing Stabilization Services.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Funding will support staff who will coordinate and deliver the Housing Stabilization Services program as well as services provided such as right to counsel services.
<b>8</b>	<b>Project Name</b>	CDBG: Public Services - Parks and Recreation Programs
	<b>Target Area</b>	

	<b>Goals Supported</b>	2B: Services for Special Needs Populations
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	CDBG: \$347,422
	<b>Description</b>	CDBG funds will be used to fund two Parks and Recreation summer programs, the Summer Youth Program and the Community Centers Extended Hours Program.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1,300 youth/children will be served under both programs.
	<b>Location Description</b>	CDBG eligible community centers
	<b>Planned Activities</b>	Summer Youth Program – \$273,282 CDBG funds will be used to expand the services provided by Summer Youth Program delivered by the City’s Parks and Recreation Department. The program provides a variety of recreation activities throughout the day to keep youth (ages 6-14) active and engaged in learning each summer. Activities include sports, active games, art/crafts, and tournaments. Recreation Specialists and Recreation Assistants are hired to implement the programs with a 1:15 staff to participant supervision ratio. Enrichment activities are provided in the areas of reading, art, and fitness. Educational opportunities focusing on math and science activities are provided by Recreation Instructors who are hired to travel to various centers to provide specific lessons in those subjects. Community Center Extended Hours - \$74,140 CDBG funds will be used to expand the services delivered by the City’s Parks and Recreation Department. In order to provide recreation opportunities to those not enrolled in structured summer programs, the Parks and Recreation Department offers facility hours and limited programming (sports, contract classes, and free play in gymnasiums) outside of the hours of structured summer programs.
9	<b>Project Name</b>	CDBG: Public Service Activities - Housing Support Programs
	<b>Target Area</b>	
	<b>Goals Supported</b>	2D: Provide Services to Prevent Homelessness
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	CDBG: \$250,000

	<b>Description</b>	This project will include funding for programs for special populations aimed at prevention of homelessness. This includes rental assistance, case management, outreach, and support services.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that these programs will assist a total of 100 households whose income is at or below 80% of area median income.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CDBG funds will be utilized for housing services aimed to assist special needs populations and prevent homelessness. Activities to be funded will be selected through an RFP and may include homeless encampment outreach, rapid rehousing, case management, and other support services for households that are homeless or at risk of homelessness.
<b>10</b>	<b>Project Name</b>	CDBG: Public Services - Financial Education Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	5A: Provide Financial Literacy Training
	<b>Needs Addressed</b>	Provide Economic Development
	<b>Funding</b>	CDBG: \$175,000
	<b>Description</b>	CDBG funds will be used to support a financial counseling program that provides free basic financial literacy to area residents. This includes funding personnel costs for one position and an external contract with Family Services Association.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program aims to assist a minimum of 175 individuals. This goal of 175 individuals includes those assisted directly by the City and those assisted under the contractual agreement with the sub-recipient, Family Service Association. Of the total individuals assisted by this program, at least 51% will be qualified as low-to-moderate income (defined as 80% of the Area Median Income).
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	CDBG funds will be used to support a financial counseling program that provides free basic financial literacy to area residents. This includes funding personnel costs and an external contract with Family Services Association.
<b>11</b>	<b>Project Name</b>	CDBG: Public Services - Case Management
	<b>Target Area</b>	
	<b>Goals Supported</b>	2B: Services for Special Needs Populations
	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Housing Navigators will provide proactive case management to low- and moderate-income homeowners.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low- and moderate-income families whose income is at or below 80% AMI will be supported by case management services.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Two Housing Navigators will provide proactive case management services to eligible clients in low- and moderate-income areas. Housing Navigators will connect eligible residents to City and nonprofit services that may assist in rectifying code violations and addressing other concerns noted during the code enforcement process such as suspected domestic violence, the wellbeing of children, and elderly care. While Housing Navigators will collaborate and work closely with Code Enforcement Officers, services provided through this new City program are distinct from Code Enforcement and exceed the support provided by the City's standard Code Enforcement program. CDBG funds will not be used to correct code enforcement violations.
<b>12</b>	<b>Project Name</b>	HOME: Grant Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$600,000

	<b>Description</b>	HOME funds will be utilized to partially or fully fund 6 positions in the Neighborhood and Housing Services Department and Finance Shared-Services. This project is subject to the HOME 10% administrative cap.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	HOME: Single Family Rehabilitation and Reconstruction
	<b>Target Area</b>	
	<b>Goals Supported</b>	1A: Rehabilitate Existing Housing Stock
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	HOME: \$3,300,000
	<b>Description</b>	The City will utilize HOME funds to fund the Owner-Occupied Rehabilitation Program. Repairs aim to address health and safety issues that homeowners may be experiencing.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will benefit 23 households with an AMI of 80% or below.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Owner occupied rehabilitation or reconstruction for 23 low to moderate income households.
<b>14</b>	<b>Project Name</b>	HOME: Rental Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	1D: Develop New Affordable Rental Housing
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	HOME: \$2,744,248

	<b>Description</b>	HOME funds are set-aside to support multi-family rental development activities.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 228 HOME units for this type of activity. All units will be rented to households at or below 60% of area median income.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The program provides gap financing for both new construction and rehabilitation of affordable rental housing units for low- and moderate-income households. Funding from this program is part of the 15% CHDO set-aside. Funding is awarded through a competitive process during the program year.
15	<b>Project Name</b>	HOME: Homeownership Housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	1B: Development of New Housing for Ownership
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	HOME: \$1,000,000
	<b>Description</b>	This funding will be utilized for homeownership housing development.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 83 HOME units for this type of activity. All units will be sold to first time homebuyers whose income does not exceed 80% of area median income.
	<b>Location Description</b>	Citywide
16	<b>Planned Activities</b>	This funding will be utilized for affordable single-family housing development. Funding from this program is part of the 15% CHDO set-aside. Funding is awarded through a competitive process during the program year.
	<b>Project Name</b>	HOME: Homebuyer Incentive Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	1C: Provide homebuyer assistance

	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	HOME: \$305,000
	<b>Description</b>	This funding will be utilized for homebuyer assistance.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that there will be approximately 10 HOME units for this type of activity. Assistance will be provided to first time homebuyers whose income does not exceed 80% of area median income.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The City will utilize HOME funds to ensure homebuyers have access to decent, safe housing that is both affordable and sustainable over the long term by providing down payment and closing cost assistance.
<b>17</b>	<b>Project Name</b>	HOME: CHDO Operating Expense
	<b>Target Area</b>	
	<b>Goals Supported</b>	1B: Development of New Housing for Ownership
	<b>Needs Addressed</b>	Provide Decent Safe Affordable Housing
	<b>Funding</b>	HOME: \$300,000
	<b>Description</b>	This funding is designed to provide operating funds to Community Housing Development Organizations based on financial need and the expectation that the organization is utilizing or will utilize the City's HOME CHDO development funding within 24 months of the award.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>18</b>	<b>Project Name</b>	HOPWA: Housing and Supportive Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	2A: Provide Housing and Services for HOPWA

	<b>Needs Addressed</b>	Provide for Special Needs Populations
	<b>Funding</b>	HOPWA: \$3,075,300
	<b>Description</b>	The City may provide tenant based rental assistance, transportation, transitional housing, housing assistance, food and nutrition programs, Newly Empowered Woman, emergency financial assistance, and case management for persons with HIV/AIDS. Services provided will be determined based upon responses to competitive RFP.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist a total of 1060 low-income (below 80% AMI) persons living with HIV/AIDS or a direct family member of a person who has HIV/AIDS.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The City will provide tenant based rental assistance, transportation, transitional housing, housing information assistance, food and nutrition programs, Newly Empowered Woman Program, and case management for persons with HIV/AIDS. \$416,000 is proposed to provide emergency financial assistance, \$280,655 for case management services, \$1,008,108 for tenant based rental assistance services, \$317,000 for Newly Empowered Woman program to provide shelter, \$419,027 for Transitional Housing, and \$367,921 for to provide a food and nutrition program. At the time submission, contract negotiation with Project Sponsors is still ongoing and \$184,682 in HOPWA funds will be awarded through a second RFP; however, administrative expenses for HOPWA project sponsors will not exceed 7% of the City's allocation to the Agency. The City will not utilize more than 3% of the HOPWA allocation for administration. The FY24 admin budget is \$81,907.
19	<b>Project Name</b>	ESG: Program and Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	3A: Provide Housing & Services for Homeless
	<b>Needs Addressed</b>	Provide Housing/Supportive Services for Homeless
	<b>Funding</b>	ESG: \$1,129,224

	<b>Description</b>	ESG funding will provide essential services for shelter operations for the homeless, to provide utility and emergency rental assistance to prevent homelessness, to implement rapid re-housing strategies and for program administration.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 2,813 clients who meet the HUD definition of homeless or are at-risk of homelessness will be served.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Services to be provided include Tenant Based Rental Assistance and Overnight Shelter. Additional activities will be selected through a competitive RFP. The City estimates spending \$442,611 on Emergency Shelter, \$213,301 on Outreach, and \$431,297 on Rapid Rehousing.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of San Antonio does not presently direct its investments in specific geographic areas.

#### **Geographic Distribution**

Target Area	Percentage of Funds

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City seeks to equitably allocate program resources across the entirety of the city.

#### **Discussion**

The City is committed to taking an equitable approach to our policymaking, service delivery, and distribution of resources to account for the different histories, challenges, and needs of the communities we serve. When investing HUD entitlement funding, the City will seek to prioritize investments that align with the Strategic Housing Implementation Plan, the SA Tomorrow Comprehensive Plan, and to address the needs of the most vulnerable populations, including those with special needs and those that are unhoused.

## Affordable Housing

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

#### Introduction

In response to a survey regarding the City budget, residents of San Antonio ranked homeless outreach and encampments (48%) and affordable housing (37%) as the first and second city services that should be prioritized in the FY 2024 budget. This feedback is consistent with community priorities dating to 2018 and has been recorded in the Housing Policy Framework and the subsequent Consolidated Plan. In response to this feedback, the City prioritizes its CDBG and HOME funding to develop safe, decent, affordable housing for low- and moderate-income households. CDBG and HOME funds are primarily directed towards the rehabilitation of existing units and the development of affordable homeownership and rental housing opportunities as defined in the HOME regulations at 24 C.F.R. § 92.252 for rental housing and 24 C.F.R. § 92.254 for homeownership.

For FY 2024 (PY 2023), the City is directing 66% of its CDBG budget and 89% of its HOME budget to the production of new units, rehabilitation of existing units, or acquisition of existing affordable housing units. The below stated goals do not include the provision of emergency shelter, transitional shelter, or social services.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	764
Special-Needs	0
Total	764

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	700
Rehab of Existing Units	54
Acquisition of Existing Units	10
Total	764

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The Strategic Housing Implementation Plan (SHIP) identified 95,000 households in Bexar County that are housing cost burdened. This affordable housing shortage is exacerbated by the city's rapid population growth. As reported by the U.S. Census Bureau, San Antonio ranked number three for cities with the largest rise in population from 2021 to 2022, adding nearly 19,000 residents during that time. Renters

comprise 55% of those households identified as housing cost burdened by the SHIP. While rent increases have slowed from the over 21% experienced between 2020 and 2022, renters earning below 50% AMI are consistently priced out of much of the available rental inventory. To address this critical need residents approved the first ever housing bond, a \$150 million mandate to increase the availability of affordable housing while prioritizing deeply affordable units for families earning at or less than 30% and 50% AMI.

According to the Texas A&M University Real Estate Research Center, June 2023 average home sales prices in San Antonio were \$320,237, a 21% increase from the same period in 2020. The City helps make homeownership affordable to low- and moderate-income residents through its support of Community Housing Development Organizations and other developers of affordable, single-family homes. Furthermore, the City prioritizes the preservation of existing affordable housing, as evident in its commitment of \$7.9 million to housing rehabilitation in FY 2024.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City and Opportunity Home San Antonio (OHSA), formerly the San Antonio Housing Authority, are united in their mission to meet the needs of public housing residents. The FY 2022-FY 2026 (PY 2021-2025) Consolidated Plan identified the limited availability of affordable housing as the most immediate need for public housing residents. OHSA serves 16,700 households with a median income of \$10,800. The price of rental units has increased since the start of the pandemic causing demand for OHSA's services to soar. As of June 2023, 1 in 15 San Antonians or 98,534 households are on an OHSA waiting list.

As adopting partners of the Strategic Housing Implementation Plan (SHIP), the City and OHSA are committed to increasing the availability of housing for households who earn at or below 30% AMI. SHIP goal HPRP7 calls for increasing City support for housing affordable for extremely low-income families. To accomplish this goal, the City and OHSA collaborate deeply. OHSA's president serves as a member of the Housing Commission, the public oversight board charged with overseeing the implementation of the SHIP and advancing shared housing goals. OHSA and the City also regularly collaborate on the environmental review process and Section 3 outreach and certification efforts.

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

In FY 2024 (PY 2023) OHSA will continue or commence development of seven affordable housing projects that received FY 2023 (PY 2022) HOME and/or Housing Bond funding. These seven developments represent \$25,720,437 in investment, of which over 95% was leveraged local funds, and will generate or preserve 1,599 units for low-income residents. To further increase the availability of units affordable to low- and extremely-low income residents, OHSA plans to provide financial incentives up to \$500 to grow the number of owners who rent to voucher holders. OHSA will also continue its efforts to provide free wifi to residents. To date, 72 of 74 OHSA communities have free broadband as part of the agency's Wifi Expansion Project. Throughout the course of the year, the City will continue to collaborate with OHSA to identify and address the needs of our low-income residents.

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

OHSA will continue to encourage resident involvement through resident councils, the Resident Ambassador Program, and the Early Engagement Program. OHSA's Real Estate and Homeownership Division encourages public housing residents to participate in their Home Buyer Readiness Program (HBR). Of those 1,599 units supported awarded HOME or local housing bond funds in FY 2023, 20 units advance homeownership opportunities for OHSA clients. OHSA's Moving-to-Work designation focuses on promoting self-sufficiency, achieving agency program efficiencies, and increasing housing choices for

low-income residents in San Antonio.

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

OHSA has a Moving to Work (MTW) designation with HUD and is not designated as troubled.

**Discussion**

The City of San Antonio has a strong working relationship with OHSA and continues to work collaboratively on a variety of efforts including expanding funding to increase housing opportunities for low- and extremely-low income residents, and engaging public housing residents in the planning process.

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

### **Introduction**

The San Antonio/Bexar County Continuum of Care (CoC) was established in 1992 and has grown to include 36 different agencies that serve the homeless population. In 2015, the South Alamo Regional Alliance for the Homeless (SARAH) was designated as the Continuum of Care (CoC) lead agency for San Antonio/Bexar County. As the region's CoC, SARAH secures and distributes homeless assistance funding. The number of programs continues to grow annually as additional grant proposals are funded through HUD and other Federal and State agencies. The continuum's major goals are: Focus on ending veteran homelessness, reduce chronically homeless individuals and families, support unaccompanied youth to transitional permanent housing and independent living, shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again. The overarching goal is to prioritize housing resources for those who are most vulnerable, and coordinate access to homeless services across the entire Continuum of Care. The leadership from the City of San Antonio- Dept. of Human Services is an active member of the CoCs Board of Directors and serves as chairs for the Coordinated Entry and Outreach Committees.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

- Increasing street outreach efforts to improve engagement of individuals living in homeless encampments to connect them to shelter and supportive services. The City presently coordinates across eight city departments, Haven for Hope, and other providers to conduct street encampment outreach events on a weekly basis. The team builds relationships with chronically homeless individuals and provides information about services, with the goal of directing homeless individuals to access services at Haven for Hope. Additional street outreach is conducted by the Center for Health Care Services (CHCS) PATH team, which provides outreach and case management to homeless individuals with mental illness or substance abuse issues with the goal of connecting them to Mental Health services. Members of the SARAH staff have received training on SSI/SSDI Outreach, Access, and Recovery (SOAR) which is supported by the Substance Abuse and Mental Health Service Administration (SAMHSA) to increase access to SSI/SSDI benefits for people with behavioral health issues, experiencing or at risk of homelessness.
- The expansion of Permanent Supportive Housing (PSH) units, a proven model to assist chronically homeless individuals and families by providing wrap-around supportive services as part of the housing placement. Funding for PSH is provided through the SARAH Continuum of Care. In addition, the expansion of PSH was included as part of the Mayor's Housing Policy

- Taskforce proposal as a strategy to assist vulnerable populations obtain and sustain housing.
- The referral and admission to Permanent Supportive Housing will be prioritized consistent with Notice CPD-14-012: “Prioritizing Persons Experiencing Chronic Homelessness in Permanent Supportive Housing and Recordkeeping Requirements for Documenting Chronic Homeless Status.” CoC funded providers must accept referrals from the Coordinated Entry System and follow procedures and time frames for responding to referrals as specified in the CoC Coordinated Entry Policies and Procedures. Ongoing training and support will be provided to all CoC and ESG funded providers in the assessment, prioritization, referral, and placement process.
- The Coordinated Entry goal is to continue efforts to expand and improve the process to ensure proper coordination and response times when homeless individuals and families encounter the homeless system. In addition, increase the number of providers using coordinated entry. The CoC developed a centralized coordinated assessment system in accordance with HUD’s requirements (24 CFR Part 578). All HUD-Funded providers within the CoC’s area are expected to use the assessment system, however, domestic violence providers will use a centralized or coordinated assessment system that meets HUD’s minimum requirements.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Continuum of Care (CoC) Program is designed to promote community-wide commitment to the goal of ending homelessness and to provide funding for efforts to address emergency shelter and transitional housing needs of homeless persons. The City of San Antonio and SARA will continue to provide funding through HUD, City General Funds, and other sources to prevent homelessness, and address the housing needs of individuals and families experiencing homelessness using a trauma-informed and person-centered approach. Additional goals include promoting access and effective utilization of mainstream social services programs by homeless individuals and families while empowering them to become self-sufficient.

Annually the City of San Antonio invests over \$8 million into Haven for Hope and its on-campus agencies. Haven for Hope is the largest emergency shelter in San Antonio and Bexar County. The total investment includes costs associated with operations, food, mental health, and substance use residential treatment, detox, and counseling services which are provided through partnering agencies on the Haven for Hope Campus. The Haven for Hope Campus also partners with more than 143 community agencies to serve people experiencing homelessness.

The City of San Antonio has also invested \$1.28 million in FY23 for low-barrier shelter. This intervention allows individuals experiencing unsheltered, chronic homelessness to receive individualized care in shelter and also allows them their own private space to stay while they work with case managers at SAMMministries to transition into permanent housing. This shelter is operated within a motel property that is leased by the City of San Antonio and services provided are contracted with the delegate agency,

SAMMinistries.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City's Department of Human Services (DHS) will administer the Emergency Solutions Grant Program (ESG) and assist with the coordination of activities to enhance the quality and quantity of homeless facilities and services for homeless individuals and families. ESG funds will be used for a variety of activities that directly relate to homeless individuals, including Rapid Re-Housing, Homeless Prevention, and Emergency Shelter.

The ESG standards adopted by SARA align performance measures to national benchmarks. These standards encourage shortening the length of time individuals and families experience homelessness, housing placement and retention.

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

The City of San Antonio's Department of Human Services (DHS) will administer the Emergency Solutions Grant (ESG) Program and coordinate activities to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care; or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs. ESG funds can be used for a variety of activities that directly relate to preventing homelessness, including:

1. Rapid Re-Housing activities
2. Essential Services at Emergency Shelters
3. Street outreach and system navigation assistance

The City's Department of Human Services will continue to offer an array of programs through the Family

Assistance Division for homelessness prevention services and to assist residents experiencing financial hardships with the payment of utility bills and rent. DHS will sustain partnerships with City Public Service (CPS Energy) to offer utility assistance programs for rate payers at or below 125% of the federal poverty guidelines with their power and gas bills. Other services include Training for Job Success that offers long-term case management where clients work to transition out of poverty by completing education goals, skills training, and search for better employment. In addition, NHSD offers the Fair Housing Program which provides foreclosure intervention counseling, addresses tenant/landlord issues, and provides information on fair housing, fair lending and accessibility rights and additionally offers free one-on-one financial counseling through its Financial Empowerment Centers.

The Center for Health Care Services (CHCS), Haven for Hope and the Bexar County Central Magistrate's Office will continue to implement a program to assist those being discharged or diverted from mental health facilities and/or the Bexar County Detention Center. Haven for Hope will provide 30 beds for homeless participants in the Jail Diversion program. CHCS will conduct assessments onsite at the Central Magistrate Office and make recommendation for diversion or release to the presiding judge. The program will serve those who are homeless and would qualify for a Personal Recognizance (PR) Bond but for having a permanent address and those who are homeless and have a mental illness or substance abuse problems. Participants are transported to the Haven for Hope campus where CHCS will provide substance abuse, mental health treatment and physical health care on the Haven campus.

## **Discussion**

The CoC will continue to conduct the annual Point-In-Time (PIT) count. The PIT is an intensive survey used to count the number of homeless individuals living in San Antonio. The survey will be conducted by hundreds of volunteers who ask those living on the streets, as well as the residents of shelters, safe havens and transitional housing, to respond to questions related to their needs, including housing, job training/placement, medical/dental services, Social Security Disability Insurance (SSDI), Food Stamps, mental health services, food, General Educational Development (GED) classes, clothing, transportation, emergency shelter, Temporary Assistance for Needy Families (TANF), legal assistance, Veteran's benefits, childcare, substance abuse services, life skills training and/or HIV/AIDS assistance. The information collected will be compiled into a summary report to assist the City and Continuum of Care with allocated resources, develop policies, identify trends, and assess the needs of the homeless population.

**AP-70 HOPWA Goals– 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	1,000
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	60
Total	1,060

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

### **Introduction:**

As identified in San Antonio's Housing Policy Framework published in August 2018, barriers to affordable housing exist in public policy, local processes, and public sentiment. Approved in 2021, the Strategic Housing Implementation Plan (SHIP) provides actionable strategies to address the barriers identified in the Housing Policy Framework. The Consolidated Plan and this Action Plan are developed in alignment with the SHIP and work to advance the SHIP's goals. This work is overseen by the Housing Commission and aided by the Commission's Removing Barriers to Affordable Housing Development and Preservation subcommittee.

Of the 36 SHIP strategies, five have been completed. These include:

- Conduct a county-wide housing systems analysis
- Update the City Fee Waiver Program policy and structure to provide more subsidy to affordable projects
- Update the Unified Development Code to remove barriers to affordable housing production and preservation
- Develop and implement a Displacement Impact Assessment
- Establish a Demolition Prevention and Mitigation Program

The remaining 31 strategies are detailed further in the sections that follow.

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

The Strategic Housing Implementation Plan (SHIP) provides 36 strategies to reduce barriers to affordable housing and meet ambitious production and preservation targets focused on households with the lowest incomes. The plan sets a goal of 28,094 affordable homes preserved or produced in the next 10-years. The following goals are either currently in progress or planned.

- System-wide Eviction and Foreclosure Prevention
- Develop an appropriate plan to engage with and leverage existing stakeholder structures in a meaningful way for SHIP/housing policies
- Implement community-centered principles and incentives into the infill development process
- Preserve single-family housing through expanding funding for preservation and rehabilitation

programs

- Expand support service provision in affordable housing projects receiving public funding
- Cease public support of market rate development that will displace residents
- Establish a community land trust
- Support & Grow Non-Profit Housing Providers
- Leverage the vacant building program for affordable housing
- Produce 1,000 permanent supportive housing units
- Establish a Housing Preservation Network
- Support homeownership for families of modest means by improving relationships with code compliance and increasing funds for NHSD repair programs
- Develop a toolkit to identify targeted housing interventions for specific areas
- Apply Public Participation Principles when creating and implementing new policy
- Use holistic financial counseling as a foundation and at the center of service provision
- Expand funding for extremely low-income homes
- Develop a One-Stop Housing Shop
- Establish and promote one or more house-sharing platforms to allow San Antonians to find on-line matches for sharing existing single-family homes
- Advocate at the Federal level for more Housing Choice Vouchers
- Advocate to expand Medicaid in Texas and partner with Managed Care Organizations to improve housing
- Improve the Multi-Family New Construction Program
- Advocate at the state and local level for ad valorem tax for small-unit multi-family properties and affordable housing developments
- Establish Multi-Family Rental Rehab Program
- Implement sustainable and health principles in affordable housing design and programs
- Expand Land Title Remediation Program
- Advance universal design and visitability standards
- Establish a land banking program to acquire land for future affordable housing projects

In FY 2024 (PY 2023), NHSD will begin work on a public information campaign intended to effectively communicate what affordable housing is and resources that are available. The Department will also continue its property tax campaign, launched in FY 2023, that educates and empowers residents to protest tax bills and provide direct services to help file homestead exemptions on site. NHSD will also organize an ADU Design Competition to build awareness and solicit community driven designs for ADUs as affordable housing. Progress will also continue towards the first-in-San Antonio resident owned manufactured housing community. With \$3.1 million in local housing bond funding, the residents of Riverside Terrace will work to build a resident cooperative that will own and manage the mobile home

community. This work will advance the following SHIP strategies:

- Increase the number of Accessory Dwelling Units available for affordable housing
- Implement Public Information Campaigns for housing
- Explore options to reduce tax burden for single family homeowners
- Establish stabilizing measures for mobile living communities and expand ownership opportunities through multifamily conversions

**Discussion:**

Guided by the SHIP goals and in partnership with the plan's adopting partners, the City continues its efforts to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City recognizes the significance of taking actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, bring more families out of poverty, and enhance the coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

During its regular monitoring and performance evaluation process, the City often identifies obstacles to meeting underserved needs. Two subcommittees of the Housing Commission support this effort: Public Engagement and Outreach (PEO) and Removing Barriers to Affordable Housing (RBAH). The PEO subcommittee is charged with giving voice to parts of the community that have historically been underrepresented in policy making. The RBAH subcommittee is charged with recommending improvements to the Unified Development Code that facilitate more affordable housing development.

As a result of these efforts, the City is launching or expanding several efforts in FY 2024 to address obstacles to meeting underserved needs. These include instituting a homeowner readiness workshop to teach homeowners critical home maintenance skills, offering property tax workshops to educate residents on how to protest property taxes and file for applicable tax exemptions, and developing two public education campaigns to inform tenants of their rights and educate residents on affordable housing and available resources.

These interventions are in direct response to feedback received from residents and practitioners. The homeowner readiness workshop has grown out of a need from homeowners who have received support from home rehab programs to maintain their homes post-rehab, the property tax workshops are in response to growing resident concern about their tax burden, and the public education campaigns are in response to resident and practitioner comment at public meetings and interactions with staff.

### **Actions planned to foster and maintain affordable housing**

Through input from the Housing Commission, the City of San Antonio is committed to strengthening the fabric of existing neighborhoods so current homeowners may remain in their homes amidst economic reinvestment and neighborhood revitalization; create vibrant, diverse, and inclusive neighborhoods where new residents and businesses thrive alongside current residents and established businesses; and provide for the protection of our most vulnerable residents from adverse impacts of neighborhood change.

The City will continue to work to implement the goals of the Strategic Housing Implementation Plan aimed at developing and preserving housing for equitable and resilient neighborhoods; removing

barriers to housing affordability and supply; creating a transparent, coordinated housing system and creating housing for all, including special populations.

Through a Community Project Funds grant, the City will pilot a rental rehab program aimed at improving living conditions at naturally occurring affordable housing and preserving the affordability of those units through a restrictive covenant in exchange for rehab support. The homeowner readiness workshops will help homeowners maintain their existing affordable housing and Operation Rebuild, piloted in 2023, will continue with a \$1 million investment aimed at rehabbing or reconstructing owner-occupied homes that would otherwise be deemed unsuitable for habitation.

In addition, the City will continue to fund programs with federal funds, the general fund, and local bond funds to increase the availability of affordable housing for low-income families through the Owner Occupied Housing Rehabilitation Program; Minor Home Repair Program; Under 1 Roof Program; and through Gap Financing for the production of affordable rental and homeownership housing units.

### **Actions planned to reduce lead-based paint hazards**

Due to suspected levels of lead-based paint hazards in residential structures located throughout San Antonio, the City continued to address lead hazards with \$4 million in available Lead-Based Paint Hazard Control (LBPHC) funding from HUD. As in previous years, the City will undertake strategies requiring lead-based paint testing and abatement in all City-supported housing activities. The City continuously works to increase coordination with affordable housing providers to test for lead-based paint in homes built before 1978, especially those in which a child under the age of six (6) is or will be residing and will continue to eliminate childhood lead poisoning by:

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

The City of San Antonio has received an extension to its Lead-Based Paint Hazard Reduction grant and has formed a small team dedicated to resident outreach. The outreach team is visiting community fairs and events and will conduct targeted outreach to inform residents of the hazards associated with lead-based paint and the availability of resources to abate those hazards. These outreach efforts will continue

through FY 2024.

### **Actions planned to reduce the number of poverty-level families**

The City will address reducing the number of poverty level families by: funding the development of new rental housing developments; assisting families achieve economic self-sufficiency and wealth building through incorporation of a financial literacy program into existing social service programs; and advancing the City's Section 3 Economic and Employment Opportunities program which promote good faith effort for contractors to hire low- and moderate-income persons by certifying businesses and individuals to participate in the program.

The City will use the Department of Human Services' Poverty Report, released in January 2020, to use data to guide decision-making around anti-poverty programs and policies. The Poverty Report included a dozen recommendations to work to reduce the alarmingly high poverty rate in San Antonio. The City's Recovery and Resiliency Plan also charts an economic recovery from the COVID-19 pandemic, especially from low-income families who are struggling most during the national economic recovery.

The City's Ready to Work program has convened workforce development agencies across the city in a unified effort to train residents for in-demand jobs in healthcare, technology, and other high vacancy fields. The program helps place participants in those career paths. Low- and moderate-income residents may receive a stipend to support their time in training. The Ready to Work program will continue in FY 2024 and build on the success of its precursor program Train for Jobs SA which will conclude in September 2023. In just over two years, Train for Jobs SA enrolled 5,519 residents in training and helped place 2,425 participants in high quality, good paying jobs.

### **Actions planned to develop institutional structure**

The FY 2024 City budget provides \$1.7 million in local funds to improve coordination among affordable housing programs and partners with the goal of increasing the number of affordable units produced and preserved in San Antonio. A variety of agencies and organizations play key roles in delivering and managing the various community development programs. These partners include the Opportunity Home San Antonio (Housing Authority), the Neighborhood and Housing Services Department, Department of Human Services, non-profit and for-profit housing developers, and service providers.

These partners are united by a commonly adopted plan, the SHIP, and supported by NHSD project implementation staff with oversight from the Housing Commission. In FY 2024, NHSD will work on an online portal that provides access for housing related services including homelessness services. The portal will pull together resources in one common location eliminating the need for residents to broadly search for the aid they need.

### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

The City continues to work in collaboration with multiple public and private entities including Opportunity Home San Antonio (Housing Authority), South Alamo Regional Alliance for the Homeless (SARAH), public service agencies and affordable housing providers to addressing the needs of low to moderate income, special needs, and homeless populations. The City regularly hosts a virtual housing roundtable for internal and external partners to coordinate efforts and discuss timely challenges and opportunities. The \$1.7 million investment in a coordinated housing system will further enhance coordination between public and private housing and social service agencies. Coordination efforts between the City and its partners has been strengthened by the addition of the Chief Housing Officer (CHO) position. Reporting directly to the City Manager, the CHO facilitates the implementation of the SHIP, Strategic Plan to Address Homelessness, and other community-wide plans. The CHO serves as the City's liaison and coordinates the City's housing efforts across the public and private sector.

The City will continue to be a standing board member on the Continuum of Care Board of Directors, as well as play an active part on the HMIS, Coordinated Access and other subcommittees. The City will communicate the goals of the Consolidated Plan to the Continuum of Care and work to ensure they are incorporated into the Continuum's strategic plan as well.

## **Discussion:**

The Strategic Housing Implementation Plan (SHIP) united the City of San Antonio, Bexar County, Opportunity Home San Antonio (Housing Authority) and the San Antonio Housing Trust behind a commonly adopted set of goals and strategies to achieve those goals. These institutions represent the largest local funders and providers of affordable housing in San Antonio and have incorporated SHIP goals into funding opportunities. This ensures that the public and private housing and social service agencies that receive support from the SHIP partners also advance SHIP goals. As the City enters its third year under the SHIP, this institutional structure continues to strengthen to the benefit of all residents, especially those who are low- and moderate-income.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction:

The following addresses the program specific requirements for the Annual Action Plan. It includes required information for CDBG, HOME, HOPWA, and ESG. The City of San Antonio adheres to all specific CDBG, HOME, and ESG requirements as specified below. The City intends to meet its CDBG Overall Benefit requirement over the course of one year.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	250,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>250,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is	
Annual Action Plan	80
FY 2024 (PY 2023)	

as follows:

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

The process to solicit and fund applications for HOME assistance vary with the activity type. For single- and multi-family housing development, the City issues a Request for Proposals (RFP) at least once annually. Responses to the RFP are evaluated by a staff committee and judged against HUD requirements and City Council-approved standards and criteria including affordability provisions. Staff selections are then provided to City Council for review and approval. Approved projects must undergo underwriting prior to contract execution.

The Single-Family Housing Rehabilitation and Reconstruction activity solicits applications on an annual basis. The City accepts applications for a defined period via the City's online application portal. For residents with limited access to the internet or devices, City staff host city-wide outreach events to assist residents with application completion and submission. Residents must income-qualify for the Rehabilitation and Reconstruction program. Applications for qualified residents are then selected utilizing an Equity Scoring Matrix that prioritizes homes located in low- and moderate-income communities, formerly redlined neighborhoods, and seniors, residents with disabilities, and legacy homeowners that have resided in their homes for longer periods of time.

The Homebuyer Incentive Program (HIP) provides qualified first-time homebuyers with down payment and closing cost assistance for the purchase of a primary residence. Applications are accepted on a rolling basis, dependent upon the availability of funding. Prospective applicants must first qualify for a mortgage through the lender of their choice, complete a HUD approved Homebuyer Education Class, and select a property for purchase within the city limits of San Antonio. Upon the selection of a house for purchase, prospective applicants must make a minimum \$500 earnest money deposit on the purchase contract. Residents may then apply to the HIP for assistance. Staff will provide a digital or paper application for residents to complete. Staff review the application and provide a Pre-Qualification letter for down payment assistance. Selected homes must undergo an inspection to ensure they meet HUD-prescribed standards and any noted deficiencies must be corrected at the seller's expense. Once program standards have been satisfied, City staff work with the homebuyer's mortgage lender to complete a HIP loan.

The City will utilize the HOME affordable homeownership limits for the homebuyer assistance and the rehabilitation of single-family housing.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

for homebuyer activities as required in 92.254, is as follows:

RECAPTURE The City adopted recapture provision applies to all Homebuyer Activities using HOME funds as Direct Homebuyer Subsidy or if the project includes both Direct and Development Subsidy. The recapture amount is the direct subsidy received by the homebuyer. This ensures that the City 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 during the affordability period. The City utilizes the Pro Rata reduction method of recapture and the amount to be recaptured is limited to the net proceeds from the sale of the home. The City's Direct Homebuyer Subsidy loans (up to \$30,000 of assistance) are provided as a forgivable loan over a 5-year period with 1/5th of the loan being forgiven yearly. The HUD-required affordability period is enforced by a restrictive covenant recorded in the property records against the home. If the Homebuyer does not maintain the home as their principal residence for the affordability period, the City recaptures the outstanding balance of the loan as of the date of the violation. If the Homebuyer sells the property during the affordability period, and net proceeds are not sufficient to repay the City the balance owed on the subsidy, 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.

RESALE The City shall require that Resale provisions be used if 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 who must utilize the home as their primary residence. The resale requirement must ensure that the price at resale provides the original HOME-assisted owner a fair return on investment and any capital improvements and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers as defined below:

*Affordability to a Range of Buyers:* The City will ensure continued affordability to a range of buyers whose total household income is no greater than 80% AMI and who do not pay more than 30% of their gross income for PITI (Principal, Interest, Tax and Insurance).

*Fair Return on Investment:* means the original homebuyer's initial investment plus capital improvements. The cost of capital improvements must be documented and the City shall consider a fair return on investment achieved when the original homebuyer receives from the sale a percentage return on investment based on the change in the Median Sales Price for the San Antonio- New Braunfels MSA.

The maximum limit a Homeowner can sell the home during the affordability period is the Current (as of date of sale) Affordable Home Price as set forth in the City of San Antonio Program Policies for

## Federally Funded Affordable Housing Activities.

If the resale price necessary to provide fair return is not affordable to subsequent low income homebuyer, the City will provide additional HOME assistance to the new low income homebuyer in order to ensure that the price to the buyer is affordable and the original owner get a fair return on investment.

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, but not both. Combining provisions to create hybrids is not allowed.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Affordability for homeownership projects undertaken using the recapture provision shall be ensured through the use of real estate lien notes and/or restrictive covenants outlining the City's recapture provisions. Homeownership projects undertaken using the resale provision shall use deed restrictions, covenants running with the land, or other similar mechanisms per 92.254(a)(5)(i)(A) to ensure the resale requirements are met. The period of affordability specified in the mortgage will be the minimum period for the project as specified above. The period of affordability is based on the total amount of HOME funds invested in the housing project.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds may be utilized to refinance existing single-family mortgages or debt secured by multifamily housing that is being rehabilitated with HOME funds as described in 24 CFR §92.206(b). The City shall use its underwriting and evaluation criteria and standards, as found in its City Council adopted Program Policies for Federally Funded Affordable Housing Activities and the HOME Final Rule. At a minimum, these rules require:

- Rehabilitation to be the primary eligible activity for developments involving refinancing of existing debt;
- HOME funds may not be used to refinance affordable home or housing development constructed within the past 10 years;
- A minimum funding level for rehabilitation on a per unit basis;
- Requires a review of management practices to demonstrate that disinvestments in the property have not occurred, when applicable;
- Long term needs of the property can be met;

- Financial feasibility of serving the targeted population can be demonstrated over an extended affordability period, as applicable;
- The new investment may be made to maintain current affordable units and/or create additional affordable units;
- A minimum affordability period of 15-years, which may be increased based upon the size of the project investment;
- HOME funds may be invested jurisdiction-wide; and
- HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City does not plan to fund TBRA in FY 2024 (PY 2023).

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The City does not plan to fund TBRA in FY 2024 (PY 2023).

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The Continuum of Care Board of Directors adopted CoC-wide ESG standards in 2013. A summary of these standards is below; a full copy of the ESG standards is attached to this plan and on file with both the City of San Antonio and the South Alamo Regional Alliance for the Homeless.

Homeless clients receiving ESG must meet HUD criteria for homelessness as either literally homeless (Homeless Category 1), at imminent risk of homelessness (Homeless Category 2), homeless under another federal statute (Homeless Category 3), or fleeing/attempting to flee domestic violence

(Homeless Category 4). No provider funded under ESG or the CoC program may serve homeless persons in Category 3 until it has been notified by SARA that a request has been made to serve this population and the request has been approved by HUD.

ESG services will be targeted to the following populations:

- Emergency shelter - individuals/families that cannot be diverted; are literally homeless; are vulnerable to injury and/or illness if not sheltered; can be safely accommodated in the shelter; and not in need of emergency medical or psychiatric services
  - Rapid re-housing - newly homeless with priority to unsheltered households; all homeless families not headed by persons with disabilities with priority to those in shelter for ten days or longer; homeless youth; homeless persons in need of permanent supportive housing but who are on waiting list
  - Prevention - households that can be diverted from entering shelter; households that are losing their housing but could maintain housing if provided limited assistance; households with young children. Case managers will use the Continuum-wide assessment protocol to review household needs and strengths. All case managers are required to re-assess clients according to set schedule. Assistance should be provided for the least time necessary to end the homelessness of the household and to ensure stability in permanent housing. It is expected that the great majority of homelessness prevention households will receive 90 days or less of assistance. Participants in rapid re-housing will rarely receive more than 12 months of assistance. All households receiving shelter, prevention, and/or rapid re-housing services shall receive mandatory housing stability case management services and housing location services.
  - Outreach - Unsheltered homeless individuals and families, meaning those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The San Antonio/Bexar County Continuum of Care (CoC), the South Alamo Regional Alliance for the Homeless has established a coordinated entry (CE) process that aims to increase the efficiency of the local crisis response system and improve fairness and ease of access to resources.

The target population includes individuals and families experiencing homelessness as defined by HUD. Below is an overview of the process once an individual or family presents at a Coordinated Entry access point.

Step 1: Connecting to the SAHomeLink process – To ensure fair and equal access to households in need of homeless housing assistance, there is a no-wrong-door approach. All individuals that are enrolled in street outreach, emergency shelter, courtyard, or Hub services are placed on the Bi-Name List and prioritized for a housing intervention.

Step 2: Matching & Prioritization based on household vulnerability – Based on responses to the homeless assessment in HMIS, the household vulnerability is determined through an objective calculation and a project type (TH, RRH, PSH) is assigned. Households that are assessed to have low service needs may not be matched to a housing intervention.

Step 3: Eligibility screening – Based on the project type that's matched to the household, an eligibility screening is completed to ensure the household meets basic eligibility criteria (to ensure their time will not be wasted by referring them to a resource for which they are not eligible).

Step 4: Referral to available housing resources – Households are referred to providers with available housing and service openings.

Step 5: Intake process with provider – Households meet with housing provider to complete final steps (i.e. homelessness verification, documentation of disability) and be introduced to the housing resource and staff.

All access points are accessible to people who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking, who are seeking shelter or services from non-victim service providers. A domestic violence safety screening is conducted during every assessment at a Hub, Hotline or Network Partner to identify people that may need immediate access to domestic violence services.

CoC-funded victim service providers may use the CoC's SAHomeLink process or an alternative SAHomeLink process for victim service providers that meet HUD's minimum SAHomeLink requirements. People fleeing or attempting to flee domestic violence and victims of trafficking have safe and confidential access to the SAHomeLink process and victim services, and immediate access to emergency services including domestic violence hotlines and shelters. CoC funded providers of permanent supportive housing must accept referrals from the Coordinated Entry System and most follow procedures and time frames for responding to referrals as specified in the CoC Coordinated Entry Policies and Procedures. Ongoing training and support will be provided to all CoC and ESG funded providers in the assessment, prioritization, referral, and placement process. All ESG and CoC funded providers must comply with requirements for coordinated entry established by the CoC, which will be documented in the Coordinated Entry System Policies and Procedures.

Additional goals of the San Antonio/Bexar County CoC's Coordinated Entry process ("SAHomeLink") include: Reducing the burden on those experiencing a housing crisis; identify the most appropriate resource to facilitate a rapid and permanent exit from homelessness; prioritize the most vulnerable households; collect system-wide data to inform necessary shifts in resources, identify gaps, and enable data-driven decision making at the CoC, organizational and project levels.

### 3. Identify the process for making sub-awards and describe how the ESG allocation available to

private nonprofit organizations (including community and faith-based organizations).

A competitive Request for Proposals (RFP) under the ESG program is issued by DHS, soliciting proposals from organizations. Proposals selected for funding are executed as one-year contracts with the option of single renewal at the end of the contract term. DHS subjects all proposals to a rigorous review and selection process by committees comprised of subject matter experts, City staff and community members who review and score the proposals. After the review of proposals, each evaluation committee submits a final ranking to the Director of DHS, who reviews the rankings, program consistency with City Council goals and objectives, need for the service by underserved populations and Council Districts, potential duplication, availability of funds, and agency past performance, in order to formulate recommendations.

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

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

A second request for proposal (RFP) was issued on August 10th to allocate \$505,940 in ESG funds that remained at the conclusion of the original RFP. Proposals will be evaluated along the same criteria as listed above.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The CoC has met the requirement at 24 CFR 576.405(a) which requires the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other

equivalent policy-making entity of the recipient, to the extent that the entity considers and makes policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG). The City (DHS) includes individuals with lived experience with homelessness in its evaluation committee that makes funding recommendations.

5. Describe performance standards for evaluating ESG.

CoC-wide ESG performance measures were adopted by the SARA Board of Directors along with ESG standards for providing ESG assistance. A summary of these standards is listed below. Shelter programs should meet the following performance standards:

- The average length of stay in shelter for families and individuals should not exceed 90 days without placement in more appropriate housing.
- The target placement from shelter directly into permanent housing is: 25% for individuals and 45% for families.
- Returns to homelessness after exiting shelter: below 30% for individuals and families. Prevention programs should meet the following performance standards:
- Exits to permanent housing should be at least 90% for individuals and 95% for families.
- Exits to homelessness should be less than 5% within one year
- Maintain or increase employment income of program participants: at least 25%
- Maintain or increase overall income of program participants: at least 40%
- Participants received increased number of benefits: at least 50%
- The average length of stay should be 90 day or less of rental assistance Rapid Re-housing programs should meet the following performance standards:
- Exits to permanent housing should be at least 75% for individuals and 85% for families
- Exits to homelessness should be less than 5% within one year
- Maintain or increase employment income: at least 20%
- Maintain or increase overall income: at least 45%
- Participants received an increased number of benefits: at least 35%
- Average length of stay should be 90 day or less of rental assistance.

In FY2024, the City allocated \$367,968 in ESG funds for the Haven for Hope Community Kitchen program. This program's performance will be evaluated based on performance standards that include, but are not limited to,

- Number of unduplicated clients served;
- Number of meals served;
- Number of participants who attend a customer experience focus group;
- Number of participants who agree/strongly agree with the food quality/services.

The City of San Antonio regularly reviews its policies to ensure that they are in adherence with HUD requirements and meet national best standards.