
2016-2020 Five Year Consolidated Plan



September 28, 2016

**Department of Community Resources
Community Development and Housing Division
233 North Pecos, San Antonio, Texas 78207**



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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Bexar County, TX Five-Year Consolidated Plan (Con Plan) is mandated by federal law and regulations enforced by the U.S. Department of Housing and Urban Development (HUD) in order for the County to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income (LMI) persons. This Con Plan consolidates into a single document the planning and application requirements for the following federal programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG)

The purpose of the Bexar County Con Plan is to:

- Assess the County's affordable housing and community development needs;
- Analyze the County's housing markets;
- Articulate the County's priorities, goals, and strategies to address identified needs; and
- Describe the actions the County will take to implement strategies for affordable housing and community development.

The County's Con Plan for FY 2016 – 2020 provides data on trends and conditions related to Bexar County's current and future affordable housing and community development needs. The analysis of this data has been used to establish priorities, strategies, and actions that the County will undertake to address these needs over the next five years. Annually, the County will develop its Action Plan in which it will describe the planned investment of federal resources to implement specific activities.

Bexar County anticipates receiving the following grant amounts in fiscal year 2016. Projections for the remaining four years of the five-year period follow in parentheses; however, these projected amounts are expected to change based on federal allocations made annually.

- CDBG: \$2,180,749 (about \$8,722,996)
- HOME: \$536,215 (about \$2,144,860)
- ESG: \$189,629 (about \$758,516)

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Housing needs among residents of Bexar County were determined by analyzing housing problems by income level, tenure, and households with special needs. For the Con Plan, sources included the Comprehensive Housing Affordability Strategy (CHAS) dataset, which is based on the 2008-2012 American Community Survey Five-Year Estimates. This source analyzes households with one or more housing problems (overcrowding, lacking adequate kitchen or plumbing facilities), and households experiencing cost burden (paying more than 30% of household income for housing costs) and severe cost burden (paying more than 50% of household income for housing costs).

The most significant housing issue identified was cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 31.1% of households in the County are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Bexar County, 14.1% of households are severely cost burdened.

In general, households comprised of one person have the most difficulty in affording housing costs, followed by large families and then small families. With regard to other housing problems, overcrowding is the second most common problem. Overcrowding is less common for homeowner households compared to renter households.

To address the identified housing needs, the County has established the following goals and outcomes to be achieved through the investment of its HUD resources over the next five years:

Goal/Objective	Source	Outcome
Provide public services	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 1,500 Persons Tenant-based rental assistance / Rapid Rehousing: 1,000 Households
Improve public facilities and infrastructure	CDBG	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 7,000 Households
Improve access to and quality of housing	HOME	Homeowner Housing Added: 750 Households
Housing/services for persons who are homeless	ESG	Homeless Person Overnight Shelter: 150 Persons Homelessness Prevention: 150 Persons
Economic development	CDBG	Businesses assisted: 10 Businesses
Planning and administration	CDBG Home	Other: 1

3. Evaluation of past performance

The summary of past performance reported below was taken from the County’s most recently completed Consolidated Annual Plan Evaluation Report completed for fiscal year 2014 and submitted to HUD.

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
CDBG Program Goal	Non-Housing Community Development	CDBG: \$2,082,990	Public Facility, Infrastructure and Public Service Activities for Low/Moderate Income Housing Benefit	Households Assisted	11,795	48,940	415.01%	11,795	48,940	415.01%
CDBG Program Goal	Non-Housing Community Development	CDBG: \$2,082,990	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,458	1,323	90.80%	1,323	1,323	90.80%
ESG Program Goal	Homeless	ESG: \$168,132	Tenant-based rental assistance/Rapid Rehousing	Persons Assisted	20	23	115.00%	20	23	115.00%
ESG Program Goal	Homeless	ESG: \$168,132	Homelessness Prevention	Persons Assisted	50	27	54.00%	50	27	54.00%
HOME Program Goal	Affordable Housing	HOME: \$536,892	Rental Units Constructed/Rehab	Household Housing Unit	2	0	0.00%	2	0	0.00%
HOME Program Goal	Affordable Housing	HOME: \$536,892	Housing Units Rehabilitated/Homebuyer	Households Assisted	2	2	100.00%	2	2	100.00%
HOME Program Goal	Affordable Housing	HOME: \$536,892	Tenant-based rental assistance/Rapid Rehousing	Households Assisted	16	31	200.00%	16	31	200.00%

In 2014, Bexar County expended its CDBG program funds in public facility and improvements, housing, and social services. These projects improved and expanded streets, drainage, sidewalks, parks, and community centers in the participating cities and in the unincorporated areas of Bexar County. Achieved accomplishments far exceeded the anticipated goals. Bexar County's deliberate combination of general funded project goals and CDBG Public Service goals made it possible for the County to expand supportive services and housing-related assistance for low to moderate individuals/families and homeless individuals/families.

Bexar County used funding from CDBG, HOME, and ESG to provide financial assistance to persons who are at risk of homelessness and/or homeless. The County's HOME program funds a robust Tenant Based Rental Assistance programs and partners with community based organizations and the Housing Authority of Bexar County to identify persons at risk of homelessness who can be assisted to regain permanent housing quickly. CDBG funds supported community based organizations that provide rental assistance and essential services to the homelessness. Bexar County also sharpened its focus on homeless veterans by establishing a strong network of veteran serving organizations who share information and referrals for assistance to homeless veterans. Bexar County exceeded its 2014 housing goals due to the increased need for rental assistance.

Bexar County utilized its HUD funds for projects and programs that have the goal of reducing the number and percentage of persons in poverty while improving their quality of life. These programs include job training, food assistance, rental assistance, childcare services, and senior nutrition and transportation services. Educational and afterschool programs along with the expansion of affordable housing and medical clinics and services also serve to enhance the community.

Bexar County has consistently used 100% of its funds for projects that served low to moderate income communities and residents in the unincorporated areas of the County and in its participating cities.

4. Summary of citizen participation process and consultation process

Public Hearings – Two public needs hearing were held on April 5 and 7, 2016 at 5:30 p.m. at the Bexar County Purchasing Building located at 1103 South Frio, San Antonio, TX 78207 to educate residents and organizations about the CDBG, HOME, and ESG programs and obtain input on housing and community development needs. There were no attendees as the first meeting, and one at the second. No comments were provided.

The County held a public hearing on June 7, 2016 to kick-off the public display period, and another hearing on July 12, 2016 to obtain final comments on the proposed Consolidated Plan for FY 2016-2020, the proposed use of funds for FY 2016, and the amended Citizen Participation Plan. Nine attendees offered no comments during the July 12 hearing. An additional public forum was held in the evening the same day for the public and stakeholders who were unable to attend the Commissioners Court meeting.

Stakeholder Interviews - A series of stakeholder meetings and interviews was conducted from April 5 to April 7, 2016 to discuss issues and opportunities related to housing and community development needs. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard. In total, 86 individuals contributed their input. A complete summary is included in the Citizen Participation Appendix.

Web-based Citizen Surveys – The County conducted a web-based survey for the general public in English and Spanish, which generated 264 responses in total. Questions focused on housing and community development needs. The major priorities according to survey responses were infrastructure/roadway improvements, job creation and training, affordable housing construction/assistance, transit, and education and child/youth services.

The County also released an online survey specifically for persons living with HIV/AIDs. This survey was administered by staff of the County’s Ryan White program who helped individuals in person to fill out paper version of the survey. A total of 322 responses, both English and Spanish, were collected.

Please see the attached “Comments Received” section in the Citizen Participation Appendix for a detailed report of both surveys.

5. Summary of public comments

One written letter was received from the Bexar County Sheriff. She described three points of concern – resources for treating mental health, high school graduation rates, and law enforcement technology. A copy of her letter is included in the “Comments Received” section in the Citizen Participation Appendix.

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

All comments were accepted and taken under advisement.

7. Summary

In summary, the Consolidated Plan and Annual Action Plan have been developed with community input and reflect the needs of the County.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BEXAR COUNTY	Community Development and Housing Division
CDBG Administrator	BEXAR COUNTY	Community Development and Housing Division
HOPWA Administrator		
HOME Administrator	BEXAR COUNTY	Community Development and Housing Division
ESG Administrator	BEXAR COUNTY	Community Development and Housing Division
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The lead agency for the Consolidated Plan is the Bexar County Department of Community Resources, Community Development and Housing Division which administers the CDBG, HOME, and ESG programs. Several County departments are active stakeholders in community development projects and improvements, including the Community Supervision & Corrections Department, Economic Development, Mental Health Department, and Public Works Department. In addition, the Housing Authority of Bexar County (HABC) will play a large role in providing and managing housing programs covered by this plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The County developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, direct mailings, one-on-one and group interviews, and a web survey conducted in both English and Spanish.

Several housing, social service agencies, and other organizations serving Bexar County were consulted during the development of this Consolidated Plan. Coinciding with two public needs hearings on April 5 and 7, 2016, the County held stakeholder meetings from April 5 through 7, 2016. Participants included affordable housing providers, neighborhood organizations, homeless and social service providers, economic development organizations, representatives from municipalities participating in the County's CPD programs, HABC, and several County departments.

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 County encouraged a high level of public communication and agency consultation when developing this plan in an effort to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to LMI households and persons. These stakeholders were invited to participate in group interviews held for the purpose of developing the Con Plan.

The County hopes to continue this level of engagement with all interested parties beyond the consolidated planning process, enhancing general coordination of the service delivery system throughout the year and for each Annual Plan.

Bexar County Commissioners Court appoints the members of the Housing Authority Board of Commissioners. The Director of the Department of Community Resources serves as the liaison to the Housing Authority and facilitates its regular progress reports to Commissioners Court. Commissioners Court reviews the HABC's PHA and makes comments and recommendations.

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 South Alamo Regional Alliance for the Homeless (SARAH) serves as the governing body and Board of the region's Continuum of Care. SARAH is still in the process of updating many of the Continuum of Care's (CoC) procedures after a recent restructuring of the Board of Directors. They are developing a coordinated assessment and access system, complete with Housing Referral Guidance and Eligibility and

Priorities Policies for all homeless and homelessness prevention programs administered within the CoC in conformance with both the CoC and ESG Interim Rules. Application review for the County's ESG funding has been transitioned to SARAH.

The County will continue to support SARAH by serving on SARAH's board, providing staff support, and assisting with the annual point-in-time count.

As a board appointed by the Bexar County Commissioners Court, the activities outlined in HABC's Strategic Plan and its progress in meeting housing goals are communicated to the County Commissioners at least once annually and to the CoC via a report to the Director. This responsibility is shared with the Executive Director of HABC, who is also a member of the CoC.

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

As the Collaborative Applicant for Planning Grant funds, Bexar County staff will continue to work with the SARAH board to undertake the establishment of performance measurements for homeless programs, closer coordination with the City and County Consolidated Plans, the establishment of a coordinated access model, and monitoring and ensuring compliance with all HEARTH Activities.

The County's Citizen Participation Plan allows for citizens, community agencies, and local continuum of care the opportunity to provide input on the use of all funding. Notifications of the public hearings are published in Bexar County's newspaper of largest distribution, the San Antonio Express-News. Information is made available to all Participating Cities, current and previous sub-recipients, and is displayed on our website.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	JOVEN
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
2	Agency/Group/Organization	Chrysalis Ministries
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
3	Agency/Group/Organization	Parent Child Incorporated of San Antonio
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
4	Agency/Group/Organization	Daughters of Charity Services
	Agency/Group/Organization Type	Services-Children Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
5	Agency/Group/Organization	Project MEND
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
6	Agency/Group/Organization	CHRISTIAN SENIOR SERVICES
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
7	Agency/Group/Organization	SAN ANTONIO FOOD BANK
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
8	Agency/Group/Organization	Somerset Senior Citizens Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
9	Agency/Group/Organization	Society of St. Vincent De Paul
	Agency/Group/Organization Type	Services-homeless Services-LMI households
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
10	Agency/Group/Organization	Family Services Association
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.

11	Agency/Group/Organization	San Antonio Area HIV Health Services Planning Council
	Agency/Group/Organization Type	Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
12	Agency/Group/Organization	Child Advocates of San Antonio
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
13	Agency/Group/Organization	Bexar County - Community Resources
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This County department was consulted through a stakeholder meeting and brought several community needs to the attention of Community Development & Housing staff that have been incorporated into the plan.
14	Agency/Group/Organization	Housing Authority of Bexar County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority was consulted through a stakeholder meeting and brought several community needs to the attention of Community Development & Housing staff that have been incorporated into the plan.
15	Agency/Group/Organization	Bexar County - Mental Health
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This County department was consulted through a stakeholder meeting and brought several community needs to the attention of Community Development & Housing staff that have been incorporated into the plan.
16	Agency/Group/Organization	University Health System
	Agency/Group/Organization Type	Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
17	Agency/Group/Organization	HAVEN FOR HOPE
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
18	Agency/Group/Organization	SAN ANTONIO AIDS FOUNDATION
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
19	Agency/Group/Organization	CentroMed
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
20	Agency/Group/Organization	Alamo Area Resource Center
	Agency/Group/Organization Type	Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
21	Agency/Group/Organization	Thrive Youth Center, Inc.
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
22	Agency/Group/Organization	BEAT AIDS Coalition Trust
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
23	Agency/Group/Organization	The People's Caucus
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
24	Agency/Group/Organization	Merced Housing Texas
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
25	Agency/Group/Organization	Habitat for Humanity of San Antonio
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
26	Agency/Group/Organization	OUR CASAS RESIDENT COUNCIL
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
27	Agency/Group/Organization	Prospera Housing Community Services
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
28	Agency/Group/Organization	SAN ANTONIO ALTERNATIVE HOUSING CORPORATION (SAAHC)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
29	Agency/Group/Organization	City of Schertz
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipality was consulted through a direct interview and brought several community needs to the attention of County staff that have been incorporated into the plan. This process should improve coordination between the County and its participating cities.
30	Agency/Group/Organization	City of Helotes
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipality was consulted through a direct interview and brought several community needs to the attention of County staff that have been incorporated into the plan. This process should improve coordination between the County and its participating cities.
31	Agency/Group/Organization	City of Converse
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipality was consulted through a direct interview and brought several community needs to the attention of County staff that have been incorporated into the plan. This process should improve coordination between the County and its participating cities.
32	Agency/Group/Organization	City of Universal City
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipality was consulted through a direct interview and brought several community needs to the attention of County staff that have been incorporated into the plan. This process should improve coordination between the County and its participating cities.
33	Agency/Group/Organization	City of Somerset
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipality was consulted through a direct interview and brought several community needs to the attention of County staff that have been incorporated into the plan. This process should improve coordination between the County and its participating cities.
34	Agency/Group/Organization	San Antonio Water System (SAWS)
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.

35	Agency/Group/Organization	City of Hill Country Village
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipality was consulted through a direct interview and brought several community needs to the attention of County staff that have been incorporated into the plan. This process should improve coordination between the County and its participating cities.
36	Agency/Group/Organization	CPS Energy
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
37	Agency/Group/Organization	City of Von Ormy
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipality was consulted through a direct interview and brought several community needs to the attention of County staff that have been incorporated into the plan. This process should improve coordination between the County and its participating cities.
38	Agency/Group/Organization	City of Sandy Oaks
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipality was consulted through a direct interview and brought several community needs to the attention of County staff that have been incorporated into the plan. This process should improve coordination between the County and its participating cities.
39	Agency/Group/Organization	Bexar County - Public Works
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This County department was consulted through a stakeholder meeting and brought several community needs to the attention of Community Development & Housing staff that have been incorporated into the plan.
40	Agency/Group/Organization	City of Leon Valley
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This municipality was consulted through a direct interview and brought several community needs to the attention of County staff that have been incorporated into the plan. This process should improve coordination between the County and its participating cities.
41	Agency/Group/Organization	Bexar County - Community Supervision & Corrections
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This County department was consulted through a stakeholder meeting and brought several community needs to the attention of Community Development & Housing staff that have been incorporated into the plan.
42	Agency/Group/Organization	Family Endeavors, Inc.
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
43	Agency/Group/Organization	St. PJ's Children's Home
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
44	Agency/Group/Organization	San Antonio Independent Living Services
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
45	Agency/Group/Organization	SAMMinistries
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
46	Agency/Group/Organization	South Alamo Regional Alliance for the Homeless
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
47	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
49	Agency/Group/Organization	Bexar County - Economic Development
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This County department was consulted through a stakeholder meeting and brought several community needs to the attention of Community Development & Housing staff that have been incorporated into the plan.
50	Agency/Group/Organization	Somerset Independent School District
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.
51	Agency/Group/Organization	North East Independent School District
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through a direct interview and is more knowledgeable about CPD programs and eligibility as a result of the consultation. Additionally, the organization brought several community needs to the attention of County staff that have been incorporated into the plan.

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

All entities were considered for 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?
2006-2010 Bexar County Analysis of Impediments	Bexar County	Strategic Plan goals and objectives will intentionally, affirmatively further fair housing
2016-2020 San Antonio Con Plan	City of San Antonio	Goals in the Strategic Plan will be compatible with the goals in San Antonio’s plan and not counter-productive for the region
2010 San Antonio Analysis of Impediments	City of San Antonio	Strategic Plan goals and objectives will intentionally, affirmatively further fair housing
2015-2019 Five-Year and Annual PHA Plan	Housing Authority of Bexar County	Since HABC and Bexar County serve the same jurisdiction, their affordable housing and community development goals must be compatible
2012-2015 Ryan White Plan	San Antonio Area HIV Health Services Planning Council	The Strategic Plan supports the goals of the Ryan White program
2005 San Antonio 10 Year Plan to End Homelessness	City of San Antonio	The goals of the COC were used in the development of the Strategic plan
2013 SARA ESG Report	City of San Antonio	Data and trends from this report influenced the Strategic Plan’s funding allocations
2012-2017 AACOG Region Comprehensive Economic Development Strategy	Alamo Area Council of Governments	Strategic Plan goals for economic development were informed by this strategy

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In accordance with 24 CFR 91.100(4), the County will notify adjacent units of local government of the non-housing community development needs included in its Con Plan. In addition, Community Development & Housing staff sent written notification directly to all 18 of the local Participating Cities about the preparation of the Con Plan and the opportunities to provide their feedback. The County will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Con Plan and thereby maximize the benefits of the County's housing and community development activities for the residents being served.

PR-15 Citizen Participation

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

Public Hearings – One workshop on January 20, 2106 and four public hearings on February 4, 18, 25, and March 3, 2016 were held for potential applicants to the County’s CDBG, HOME, and ESG programs. Any applicant seeking FY2016 funding was required to attend the workshop and present their proposal at one of the hearings. Two additional public needs hearing were held on April 5 and 7, 2016 to educate residents and organizations about the CDBG, HOME, and ESG programs and obtain input on housing and community development needs. There were no attendees as the first meeting, and one at the second. No comments were provided.

Public Forums - County staff made a preliminary presentation at Commissioners’ Court on June 7, 2016 that was advertised and open to the public to kick-off the Con Plan public display period, and another presentation to the Court on July 12, 2016 to obtain final comments on and adopt the proposed Consolidated Plan, the proposed use of funds for FY 2016, and the amended Citizen Participation Plan. Nine attendees offered no comments during the July 12 meeting. An additional public forum was held in the evening the same day for the public and stakeholders who were unable to attend the Commissioners Court meeting.

Stakeholder Interviews - A series of stakeholder meetings and interviews was conducted from April 5 to April 7, 2016 to discuss issues and opportunities related to housing and community development needs. Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points-of-view as possible were heard. In total, 86 individuals contributed their input. A complete summary is included in the Citizen Participation Appendix.

Web-based Citizen Surveys – The County conducted a web-based survey for the general public in English and Spanish, which generated 264 responses in total. Questions focused on housing and community development needs. The major priorities according to survey responses were infrastructure/roadway improvements, job creation and training, affordable housing construction/assistance, transit, and education and child/youth services.

The County also released an online survey specifically for persons living with HIV/AIDs. This survey was administered by staff of the County’s Ryan White program who helped individuals in person to fill out paper version of the survey. A total of 322 responses, both English and Spanish, were collected.

Please see the attached “Comments Received” section in the Citizen Participation Appendix for a detailed report of both surveys.

Consolidated Plan Public Comment Period – One written letter was received from the Bexar County Sheriff. It was accepted and taken under advisement.

All sign-in sheets, advertisements, and comments received are included in the Citizen Participation Appendix.

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	Pre-application Workshop	Funding recipients	25 attendees	N/A	None	
2	Newspaper Ad	Non-targeted/broad community Funding recipients	N/A	N/A	None	
3	Public Hearing	Non-targeted/broad community	February/March Precinct hearings – 28 attendees. April 5 hearing - 1 attendee. June 7 hearing - 1 attendee. July 12 hearing - 9 attendees.	Summarized above.	None.	
4	Stakeholder Interviews	Housing, community development, and social service organizations serving Bexar County.	86 individuals.	See “Comments Received” in Citizen Participation Appendix.	None.	
5	Internet Outreach	Non-targeted/broad community	County survey – 264 responses. Ryan White survey – 322 responses.	See “Comments Received” in Citizen Participation Appendix.	None.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment is based on an analysis of housing problems across Bexar County by income level among renters, owners, and households with special needs. Additionally, needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, neighborhood meetings, an online resident survey in both English and Spanish, and a review process designed to meaningfully engage citizens.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2008-2012 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

Supplemental data was drawn from the 2008-2012 ACS 5-Year Estimates and other sources to provide additional context when needed. Disability statistics were unavailable at the 5-year estimate level and were instead drawn from the 2010-2012 ACS 3-Year Estimates.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income households in Bexar County. Real incomes in the area have declined while housing costs have risen, resulting in an increase in the need for affordable housing options. Between 2000 and 2012, the median income for County residents actually *declined* by 3.8% after adjusting for inflation, while median rent *increased* by 5%. This means that housing costs take up a relatively larger share of income for households in the County. The combination of falling inflation-adjusted income and rising housing costs translates to diminished buying power for households. Given a lack of decent, affordable housing options, the area’s lower-income households often face a choice between deficient housing and cost burden.

As the data below show, the most significant housing issue identified is cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 31.1% of households in the County are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Bexar County, 14.1% of households are severely cost burdened.

In general, households comprised of one person have the most difficulty in affording housing costs, followed by large families and then small families. With regard to other housing problems, overcrowding is the second most common problem. Overcrowding is less common for homeowner households compared to renter households.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	1,392,931	368,684	-74%
Households	521,359	118,851	-77%
Median Income	\$38,328.00	\$0.00	-100%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	1,392,931	1,719,902	+23%
Households	488,942	596,862	+22%
Median Income	\$38,328 (\$51,103 in 2012 dollars)	\$49,141	28.2% (unadjusted) (-3.8% adjusted)

Table 6 CORRECTED - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	10,854	13,304	23,610	18,225	106,075
Small Family Households *	3,489	5,563	10,850	9,124	60,415
Large Family Households *	1,278	2,354	4,458	3,874	13,910
Household contains at least one person 62-74 years of age	1,790	2,284	2,900	3,227	15,212
Household contains at least one person age 75 or older	1,249	1,638	1,887	1,153	5,629
Households with one or more children 6 years old or younger *	2,412	3,905	7,398	5,352	22,726
	10,854	13,304	23,610	18,225	106,075

* the highest income category for these family types is >80% HAMFI

Table 7 - Total Households Table

Data 2008-2012 CHAS
Source:

Housing Costs Table (SUPPLEMENTAL)

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	\$71,800 <i>(\$95,731 in 2012 dollars)</i>	\$122,600	+71% <i>(+28% adjusted)</i>
Median Contract Rent	\$479 <i>(\$639 in 2012 dollars)</i>	\$671	+40% <i>(+5% adjusted)</i>

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Substandard Housing – Lacking complete plumbing or kitchen facilities	85	67	195	40	387	94	119	14	148	375
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	179	125	195	40	539	55	29	140	184	408
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	238	398	540	470	1,646	192	514	405	555	1,666
Housing cost burden greater than 50% of income (and none of the above problems)	3,604	2,679	785	113	7,181	2,837	3,193	2,512	542	9,084
Housing cost burden greater than 30% of income (and none of the above problems)	367	1,652	4,618	1,093	7,730	816	1,613	4,581	4,564	11,574
Zero/negative Income (and none of the above problems)	400	0	0	0	400	553	0	0	0	553

Table 8 – Housing Problems Table

Data Source: 2008-2012 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	4,099	3,264	1,710	665	9,738	3,183	3,852	3,082	1,428	11,545
Having none of four housing problems	1,089	2,405	7,988	3,767	15,249	1,498	3,779	10,805	12,405	28,487
Household has negative income, but none of the other housing problems	400	0	0	0	400	553	0	0	0	553

Table 9 – Housing Problems 2

Data Source: 2008-2012 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,964	2,241	2,443	6,648	894	2,553	4,440	7,887
Large Related	586	929	1,020	2,535	453	1,118	1,087	2,658
Elderly	706	608	468	1,782	1,516	1,094	836	3,446
Other	1,194	1,019	1,785	3,998	1,071	567	864	2,502
Total need by income	4,450	4,797	5,716	14,963	3,934	5,332	7,227	16,493

Table 10 – Cost Burden > 30%

Data Source: 2008-2012 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,769	1,345	280	3,394	772	1,817	1,658	4,247
Large Related	544	545	80	1,169	438	499	172	1,109
Elderly	618	254	310	1,182	1,069	709	213	1,991
Other	1,099	560	140	1,799	832	407	505	1,744
Total need by income	4,030	2,704	810	7,544	3,111	3,432	2,548	9,091

Table 11 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	362	347	718	420	1,847	212	379	297	338	1,226
Multiple, unrelated family households	60	184	25	90	359	30	169	238	394	831
Other, non-family households	0	0	0	0	0	15	0	10	0	25
Total need by income	422	531	743	510	2,206	257	548	545	732	2,082

Table 12 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 13 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to CHAS data, there are 192,620 single person households in Bexar County, 38.9% of which are cost-burdened. This is higher than the countywide rate of household cost burden (31%), which means households comprised of single persons in general have more difficulty in affording housing costs than larger households. When considering tenure, about 32.4% of single person homeowners are cost-burdened, compared to 43.9% of single person renters.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In 2012, 220,579 individuals in Bexar County, or 13.1% of the population, reported a disability. About 33.8% were over the age of 65. Across the County, approximately 26.9% of persons with a disability also live in poverty, compared to 13.3% of people without a disability. Median earnings for people with a disability were \$20,499, compared to \$27,445 for earners without a disability. These figures underscore the struggle that many Bexar County households that include a person with a disability experience in finding and maintaining suitable affordable housing.

According to the Texas Department of Public Safety's 2012 *Crime in Texas* report, there were 15,999 incidents of family violence reported by Bexar County police departments. The San Antonio PD accounted for the vast majority of those, almost 86%. At the statewide level, Texas saw an increase in family violence of 11.5% between 2011 and 2012. Family violence is defined here as an act by a member of a family or household against another member that is intended to result in physical harm, bodily injury, assault, or a threat that reasonably places the member in fear of imminent physical harm.

According to the San Antonio police department's Q1 2013 report, domestic violence calls for service increased from 43,791 to 45,008 or 2.8% between 2011 and 2012 in San Antonio. Central Patrol had the highest increase at 7.7% and South Patrol had the lowest increase at only 1.0%. Each substation responds to about 5 calls per day for domestic violence, with the exception of West Patrol which averages 10 calls per day.

The San Antonio PD also includes the caveat that calls for service are not an accurate measure of crime. By that metric, Central Patrol had an increase of 4.0%, South Patrol increased by 3.1%, and Northwest (Prue) Patrol increased by 2.9%. The other three service areas showed a decrease in the number of domestic violence reports.

What are the most common housing problems?

The most common housing problem in Bexar County is cost burden. Households with housing costs greater than at least 30% of their income represent 83.4% of renters with a housing problem and 87.3% of owners with a problem. As shown in the attached cost burden map, cost burden is generally less prevalent in the County outside of San Antonio.

Bexar County - Cost Burden



Including cost burden, 9,738 renter households and 11,545 homeowner households experience at least one type of housing problem, including overcrowding, lack of kitchen facilities and/or lack of complete plumbing. Overcrowding is the second most common housing issue and is split relatively evenly across tenure, representing 9.2% of renters and 7% of owners with a single housing problem.

Are any populations/household types more affected than others by these problems?

Small related renter households are the largest cost-burdened category, with these 14,535 households accounting for 46.2% of all cost-burdened households. Severe cost burden follows a very similar distribution, although elderly households are slightly more affected by severe cost burden (19.1% of severely burdened households) than regular cost burden (16.6%). Large families, on the other hand, are slightly less affected (13.7% vs. 16.5%). Single family households make up the largest share those experiencing overcrowding, 83.7% for renters and 58.9% for owners.

According to stakeholders interviewed during the public participation process, elderly and disabled residents in the County are highly likely to become cost burdened. Many rely on fixed incomes and must choose between housing costs (including repairs and maintenance), prescription medication and other health care, proper nutrition, transportation, and other everyday living expenses. When forced to prioritize, medical costs usually come first, leaving the remainder to cover housing and living expenses.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to the 2013 *San Antonio/Bexar County ESG Evaluation and Program Recommendations*, Prevention and Rapid Rehousing are newly eligible services in the revamped ESG program. The initial outcomes under the Prevention component appear highly favorable. Nearly 95% of single adults and over 97% of families were in permanent housing when they ceased receiving services under the homelessness prevention program. However, less than one-quarter of those exiting from prevention (22.66%) had income from employment when they exited from prevention.

About three quarters of individuals (74.45%) and 84.72% of families are in permanent housing when their assistance under Rapid Rehousing is completed. Because most program participants are still receiving their initial term of assistance, it is too soon to know the rates at which persons who received this assistance will return to homelessness. Relatively low rates of people receiving Rapid Rehousing assistance are also receiving employment income. Currently only about 13% of those getting this support also receive employment income.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

A critical factor for prevention programs is in identifying those households most likely to become homeless in the absence of assistance. However, it is acknowledged among experts in homeless assistance that it is extremely difficult to predict which households that are at risk of homelessness will actually become homeless. No estimate of at-risk populations in Bexar County is available.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Bexar County's high housing costs, evident through the CHAS estimates that 71.2% of all households earning less than 50% of AMI are severely cost-burdened, make it difficult for low-income individuals and families to maintain a stable household. According to 2008-2012 ACS 5-Year Estimates, 17.8% of the County's population lives below poverty level, and 7.8% of the population is unemployed.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

According to the 2008-2012 ACS, the total population of Native Hawaiian and other Pacific Islanders in Bexar County is 2,365 (0.14% of the total population) and the total population of American Indian and Alaska Natives is 12,953 (0.75% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a housing problem is higher for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, two racial/ethnic groups in Bexar County experience one or more housing problems at a disproportionate level:

- Black households earning 30-50% of AMI.
- Black households earning 80-100% of AMI.

Racial/ Ethnic Group	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
% with one or more housing problems				
Jurisdiction as a Whole	78.24%	75.82%	55.12%	39.79%
White	74.73%	65.85%	51.29%	31.97%
Black/ African American	87.53%	91.89%	60.14%	57.41%
Asian	44.03%	69.70%	61.99%	36.41%
Hispanic	80.30%	80.36%	57.26%	43.12%

Data Source: 2008-2012 CHAS

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,463	1,090	708
White	2,455	436	394
Black / African American	660	74	20
Asian	59	10	65
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	3,135	555	214

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,442	2,373	0
White	2,397	1,243	0
Black / African American	839	74	0
Asian	115	50	0
American Indian, Alaska Native	8	0	0
Pacific Islander	15	0	0
Hispanic	3,916	957	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,921	7,263	0
White	3,302	3,136	0
Black / African American	1,008	668	0
Asian	199	122	0
American Indian, Alaska Native	50	55	0
Pacific Islander	0	25	0
Hispanic	4,212	3,144	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2008-2012 CHAS

Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,906	7,424	0
White	1,611	3,428	0
Black / African American	740	549	0
Asian	154	269	0
American Indian, Alaska Native	50	25	0
Pacific Islander	0	0	0
Hispanic	2,308	3,045	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data 2008-2012 CHAS

Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 people per room)
- Housing costs greater than 50% of income (i.e., severe cost burden)

According to the 2008-2012 ACS, the total population of Native Hawaiian and other Pacific Islanders in Bexar County is 2,365 (0.14% of the total population) and the total population of American Indian and Alaska Natives is 12,953 (0.75% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a housing problem is higher for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, two racial/ethnic groups in Bexar County experience one or more housing problems at a disproportionate level:

- Black households earning 0%-30% of AMI and 30-50% of AMI.
- Asian households earning 50-80% of AMI.

Racial/ Ethnic Group	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
% with one or more severe housing problems				
Jurisdiction as a Whole	67.40%	50.09%	19.73%	10.92%
White	61.49%	43.10%	17.87%	8.59%
Black/ African American	78.77%	67.03%	21.00%	11.24%
Asian	44.03%	54.55%	35.20%	0.00%
Hispanic	69.96%	52.86%	21.52%	14.18%

Data Source: 2008-2012 CHAS

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,562	1,982	708
White	2,026	875	394
Black / African American	590	139	20
Asian	59	10	65
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	2,736	961	214

Table 18 – Severe Housing Problems 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,911	4,894	0
White	1,572	2,075	0
Black / African American	608	299	0
Asian	90	75	0
American Indian, Alaska Native	4	4	0
Pacific Islander	15	0	0
Hispanic	2,570	2,292	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,193	12,988	0
White	1,151	5,290	0
Black / African American	353	1,328	0
Asian	113	208	0
American Indian, Alaska Native	0	105	0
Pacific Islander	0	25	0
Hispanic	1,587	5,788	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,348	10,998	0
White	433	4,608	0
Black / African American	145	1,145	0
Asian	0	419	0
American Indian, Alaska Native	0	75	0
Pacific Islander	0	0	0
Hispanic	759	4,592	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost-burdened is defined as paying 30-50% of the household income to housing, and severely cost burdened is defined as paying greater than 50% of the household income to housing. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various levels. Based on these definitions, no racial/ethnic groups in Bexar County experience cost burden at a disproportionate level.

According to the above definitions, no racial/ethnic groups in Bexar County experience cost burden at a disproportionate level.

Racial/ Ethnic Group	<=30%	30-50%	>50%	No/negative income (not computed)
	%	% with cost burden		%
Jurisdiction as a Whole	73.60%	15.53%	10.28%	0.59%
White	78.52%	12.93%	7.89%	0.65%
Black/ African American	66.86%	20.32%	12.66%	0.17%
Asian	73.60%	14.15%	10.00%	2.25%
Hispanic	68.71%	17.85%	12.94%	0.50%

Data Source: 2008-2012 CHAS

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	89,991	18,988	12,573	718
White	47,285	7,788	4,753	394
Black / African American	7,829	2,379	1,482	20
Asian	2,127	409	289	65
American Indian, Alaska Native	413	118	4	0
Pacific Islander	200	0	15	0
Hispanic	30,846	8,014	5,807	224

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems in Bexar County varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the County as a whole:

Housing Problems

- Black households earning 30-50% of AMI and 80-100% of AMI.

Severe Housing Problems

- Black households earning 0%-30% of AMI and 30-50% of AMI.
- Asian households earning 50-80% of AMI.

Cost Burden

- None

If they have needs not identified above, what are those needs?

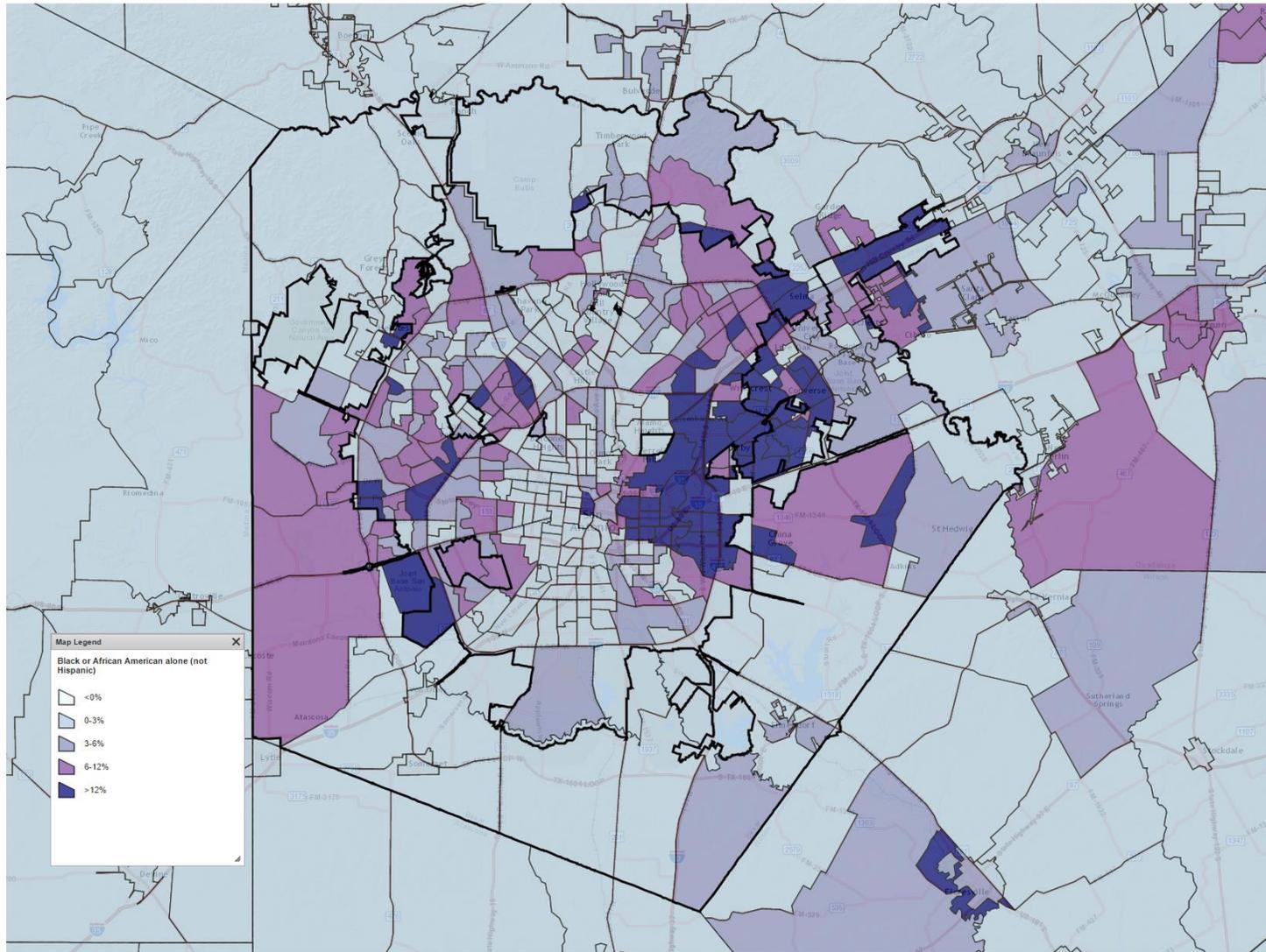
The needs among races/ethnicities are indicated above. Income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

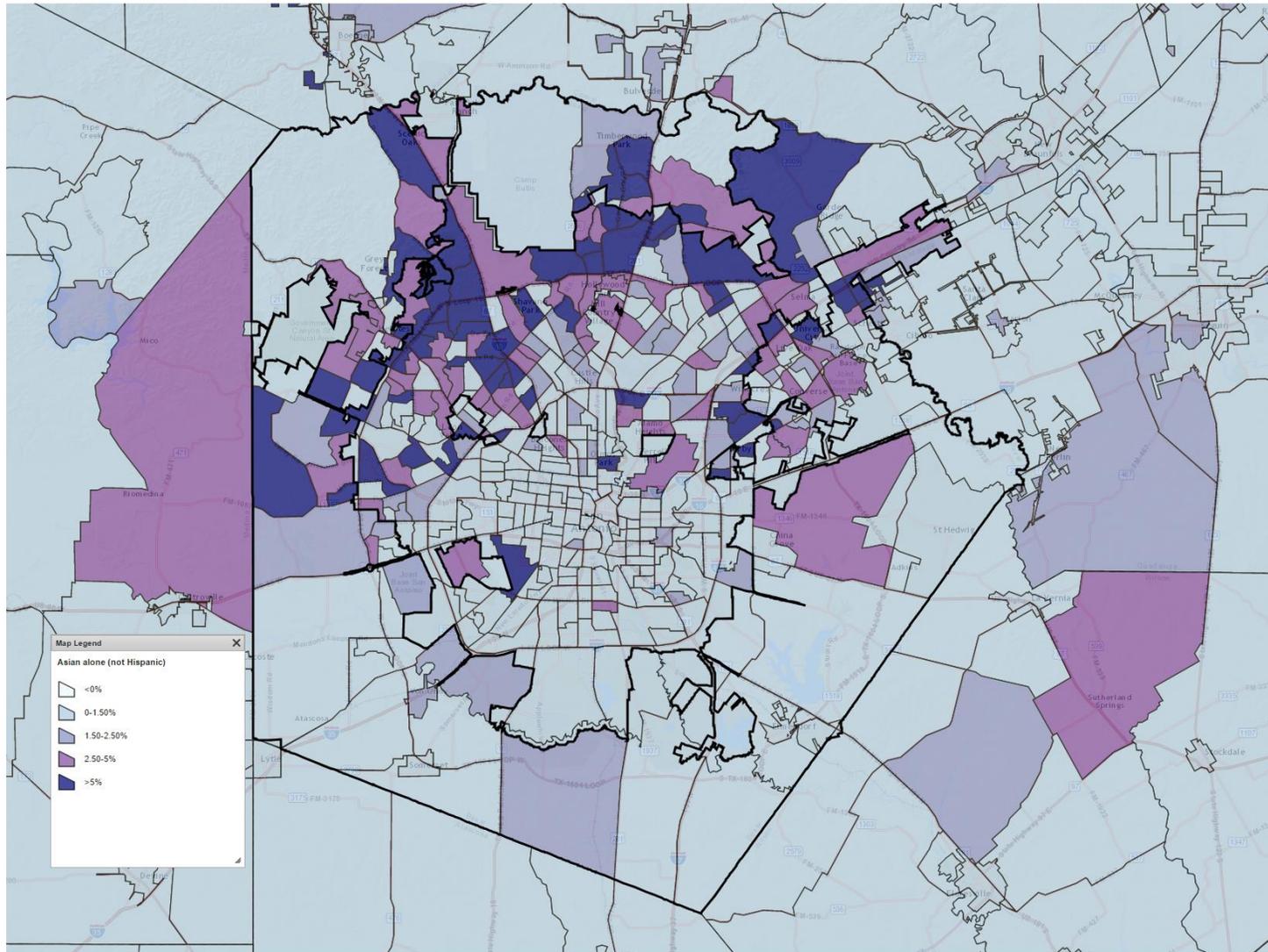
Black households are more likely to live in the band between Interstate 410 and Loop 1604. The largest concentration of Black households is in eastern San Antonio and nearby municipalities between the city and Randolph Air Force Base.

Asian households are more likely to live in the northern part of the county, clustered near to Loop 1604.

Bexar County - Black Population



Bexar County - Asian Population



NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of Bexar County's (HABC's) mission is “to provide affordable housing that is in decent and safe condition, to be stewards of Public Funds and Trust, and to serve all customers with respect and compassion. To guide our participants to become economically self-sufficient, and improving the livelihood of citizens who are in need within the City of San Antonio and the County of Bexar.”

According to the 2015-2019 Five-Year Plan, HABC manages 30 public housing scattered site units and 1,926 Housing Choice Vouchers, which includes 115 Veterans Affairs Supportive Housing (VASH) and 57 project-based vouchers.

The data in this plan is provided by HUD.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	28	1,701	0	1,697	0	1	0

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	22,437	13,346	0	13,328	0	10,800	
Average length of stay	0	0	4	5	0	5	0	3	
Average Household size	0	0	4	3	0	3	0	1	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	0	169	0	169	0	0	
# of Disabled Families	0	0	4	418	0	416	0	1	
# of Families requesting accessibility features	0	0	28	1,701	0	1,697	0	1	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	20	1,184	0	1,181	0	1	0
Black/African American	0	0	7	510	0	509	0	0	0
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	1	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	19	1,082	0	1,079	0	1	0
Not Hispanic	0	0	9	619	0	618	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

HABC has 3 accessible units, or 10% of their inventory. Only one or two new requests for reasonable accommodations are received per month, with most requesting an additional bedroom, not an accessibility modification. A demand for more accessible units among public housing tenants and applicants on the waiting list was mentioned as a need during stakeholder interviews with HABC.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The greatest needs of households currently living in public housing continue to be stable, decent living conditions and access to opportunity, in the form of employment, education, or transportation connections to neighborhood amenities. HABC continues to address the most immediate needs of its public housing residents by keeping the maximum number of public housing units possible available and in good condition. For both residents of public housing and Section 8 Voucher Holders, an adequate supply of units affordable and available to eligible applicants remains a need, along with employment opportunities and barrier removal for the elderly and disabled.

How do these needs compare to the housing needs of the population at large

The population at large includes households that share the needs of public housing residents and voucher holders, because the resources available to HABC are insufficient to meet local need. Until a unit or voucher becomes available, the 200 households on the public housing waiting list and 436 households on the Section 8 waiting list continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate, or both.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following information was collected from the 2015 San Antonio Point-in-Time Count and the San Antonio/Bexar County ESG Evaluation and Program Recommendations, published in 2013.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	38	695				
Persons in Households with Only Children	10	21				
Persons in Households with Only Adults	1,089	928				
Chronically Homeless Individuals	195	193				
Chronically Homeless Families	47	5				
Veterans	23	10				
Unaccompanied Youth	90	77				
Persons with HIV	10	66				

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to the 2015 Point in Time count, almost one in three adults surveyed experience chronic homelessness. The most common time adults spend homeless is about a year. However, the average time adults spent homeless is 1,036 days.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	511	34
Black or African American	145	2
Asian	6	0
American Indian or Alaska Native	15	0
Pacific Islander	4	0
Ethnicity:		
Hispanic	357	32
Not Hispanic	348	6

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Of the 318 families surveyed in the 2015 Point in Time count (PIT), over 60% (213) report that they live in single parent households. These families include 165 children who were in chronically homeless single-parent families. Over 35 % of the children included in the PIT were below 4 years of age, meaning that a little less than two fifths of homeless children are young and are not yet old enough to attend public school. Over three fifths of children were under the age of 9, with the highest percent of children being four years or less. This indicates that there is a large amount of very young homeless children.

Out of the 1722 adults in the PIT survey, 265 of them were veterans. Single men made up the majority of veterans, and only 26 veterans were female. Twenty-two male veterans were part of a

family. Most veterans were honorably discharged and receive benefits. The median age of veterans was 54 years old; seniors made up 21.1% of the homeless veteran population.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Most homeless adults are not White; over 60% of homeless adults are either Hispanic or non-Hispanic Black. Most chronically homeless single parents are Hispanic women between the age of 30 and 40 years old. A little less than half of the children included in the PIT are of Hispanic or Latino descent. Children whose parents identify them as White or Black make up around the same amount of the population.

Similar to the general population, Hispanics and other minority groups make up the majority of homeless young adults. About half of the young adults are either Hispanic, or a mixture of Hispanic and other races. In addition to the majority Hispanic population, nearly a quarter identify as black or some other minority group. There are higher rates of homelessness for black young men and Hispanic young women.

Homeless veterans were mainly white but were more likely to identify as Hispanic or Black than general homeless single adults. Almost half of homeless veterans were Hispanic or Black.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

An overwhelming majority of the 318 families surveyed in the 2015 Point in Time count (PIT) were sheltered. Of the 15% who were unsheltered, most spent the night at Prospects Courtyard on Haven for Hope's Campus, with only one family reporting that they live completely unsheltered. Single parents were much more likely to be sheltered than all family types are. Of those in single-parent families, only 33 families were chronically homeless.

The majority of homeless veterans were sheltered, and of those who were sheltered many stay at transitional housing. Less than a quarter of veterans were unsheltered.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Persons with special needs include the elderly and frail elderly, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, and persons living with HIV/AIDS. Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have much smaller funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

Describe the characteristics of special needs populations in your community:

Elderly

Elderly persons are more likely to live on fixed, very low incomes or require special supportive service to complete their daily routines. This means elderly residents especially need affordable housing options and easy access to service providers.

According to CHAS data, 20.2% of County households contain at least one person age 62 or over. Over 49% of these households are low-moderate income, earning 80% or less of the area's median family income. In addition, the Census reported that 42.9% of persons 65 years and over had at least one disability in 2012; 47.8% of whom experienced an independent living difficulty.

People Living with Disabilities

There were 220,579 persons with disabilities in Bexar County in 2012, representing 13.1% of the population. The two most common disabilities reported were ambulatory, meaning difficulty walking or moving around, and cognitive, meaning difficulties with various types of mental tasks. Individuals with ambulatory disabilities generally require accessible housing units, and individuals with cognitive disabilities may require assisted living facilities. Approximately 26.9% of persons with a disability also live in poverty, compared to 13.3% of people without a disability.

Substance Abuse and Addiction

The Health Collaborative published a Community Health Assessment Report in 2013 which contained statistics for substance abuse, including tobacco, alcohol, and other drugs such as marijuana, cocaine, heroin, methamphetamines, and prescription drugs.

- Heavy drinking is defined as consuming one or more drinks per day for women and two or more drinks per day for men. About 7% of Bexar County adults were at risk for heavy drinking, a rate slightly higher than for the state of Texas (6%). Heavy drinking rates were substantially higher among Bexar county males than females (12% vs. 2%) and higher among Whites (10%) than Hispanics (5%). A higher proportion of adults with annual

household incomes over \$50,000 were heavy drinkers (12%) than those who income was less than \$25,000 per year (5%).

- The proportion of Bexar County youth reporting that they had ever used marijuana declined from 44% in 2010 to 42% in 2013. However, a higher proportion of Bexar County youth than youth in Texas or the U.S. reported ever having used marijuana. A slightly higher proportion of male (44%) than female (40%) youth, and a higher proportion of Hispanic youth (46%) than White youth (32%) in Bexar County reported that they have used marijuana.
- The proportion of Bexar County youth (19.8%) reporting in 2013 ever having used prescription drugs without a prescription was slightly lower than for Texas youth (22.1%) and U.S. youth (20.7%) in 2011. A similar proportion of Bexar County male youth as female youth reported that they had used prescription drugs without a prescription (20%).
- The proportion of Bexar County youth who reported ever using cocaine was 6% in 2013, a slight decrease from 2010. Overall, a lower proportion of Bexar County youth than youth in Texas reported ever having used cocaine. A higher proportion of male youth (8%) than female youth (5%) and Hispanic youth (7%) than White youth (5%) in Bexar County reported in 2013 that they had tried cocaine.

HIV/AIDS

Persons with HIV/AIDS are discussed later in this section.

What are the housing and supportive service needs of these populations and how are these needs determined?

Summarizing the above estimates and input received during stakeholder interviews held in preparing the Five Year Consolidated Plan and information and data provided by the Housing Authority of Bexar County, the most significant needs for these populations are:

- Assistance for major home repairs and emergency repairs for elderly residents
- Accessibility modifications for elderly and disabled residents
- More senior housing developments in the county
- Extended rental assistance for seniors and people with disabilities who are still able to work
- More family housing, transitional housing, and permanent supportive housing for the chronically homeless
- Housing for special needs population such as persons with HIV/AIDS and refugees
- Transportation for elderly residents to get to medical appointments, senior centers, etc.
- Additional mental health providers, especially bilingual ones and beds for youth
- Wraparound services for those with mental disabilities and/or addiction
- More homeless prevention programs
- More homeless and mental health case managers and better training for those case managers to access housing programs

- Medical, dental, and nutrition services for elderly residents
- Programs and services to help victims of human trafficking
- Life skills training, including health literacy, financial literacy, and English as a second language

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Texas Department of State Health Services 2014 HIV Surveillance Report, there were 329 new diagnoses of HIV and 135 new diagnoses of AIDS in Bexar County, bringing the cumulative HIV diagnoses to approximately 8,823. The majority of these persons live within San Antonio city limits because that is where the medical, social service, transportation, and housing resources are located.

According to San Antonio's 2016-2020 Consolidated Plan, there are currently over 5,300 persons living with HIV/AIDS in San Antonio. Of those with HIV, over 80% are racial or ethnic minorities. There are also a disproportionate number of HIV positive persons in the 18-24 age brackets. Sound sex education and risk reduction education is largely absent from local schools and colleges. 27% are women, who contracted HIV either through IV drug use or sexual contact with male partners.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Through CDBG funds, Bexar County can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

Public Facilities needs include:

- More senior housing developments in the county, especially in light of the increase in this population
- Community centers and senior centers in smaller communities that can act as hubs for service providers
- More family housing, transitional housing, and permanent supportive housing for the chronically homeless
- Housing for special needs population such as persons with HIV/AIDS and refugees
- Health care facilities in southern Bexar County
- Parks and recreation facilities in southern Bexar County

How were these needs determined?

The County facilitated a series of stakeholder interviews, neighborhood meetings, and an online resident survey and requested feedback on needs across the community.

Describe the jurisdiction's need for Public Improvements:

Through CDBG funds, the County can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

Public Improvements needs include:

- Flood control/stormwater management/drainage systems for roadways in the more rural parts of the county
- General countywide street improvements
- Replacement/maintenance of waterlines
- Accessibility modifications for central public facilities
- Construction/extension of sewer systems in areas with only septic available
- Broadband service in southern Bexar County
- Emergency systems such as a shared emergency notification systems and floodgates

How were these needs determined?

The County facilitated a series of stakeholder interviews, neighborhood meetings, and an online resident survey and requested feedback on needs across the community.

Describe the jurisdiction's need for Public Services:

Through CDBG funds, Bexar County can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and child care and health services.

Public Services needs include:

- Increased transit service in Southern Bexar County
- Transportation for elderly residents to get to medical appointments, senior centers, etc.
- Programs and services available to youth aging out of the foster care system
- Workforce training for advanced manufacturing jobs
- Skills training for veterans and returning prisoners
- Flexible child care for manufacturing workers
- Expanded youth services and programs for after school and during the summer
- Life skills training, including health literacy, financial literacy, and English as a second language
- More homeless and mental health case managers and better training for those case managers to access housing programs
- Medical, dental, and nutrition services for elderly residents
- Services for refugee families
- Programs and services to help victims of human trafficking

How were these needs determined?

The County facilitated a series of stakeholder interviews, neighborhood meetings, and an online resident survey and requested feedback on needs across the community.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

San Antonio and Bexar County is located in South Texas, approximately 80 miles southwest of the state capital Austin. The housing stock in Bexar County is principally single-family (79%) and owner-occupied. Median housing values for the entire County in 2012 (\$122,600) were only slightly lower than the state (\$128,000), but almost half as much as those in Travis County (\$215,900). Gross rent follows a similar pattern, with a 2012 median of \$816, \$834, and \$960 for Bexar County, Texas, and Travis County, respectively.

Like most of the nation, the County is currently experiencing a significant shortage of affordable and available rental units for extremely low-income households. Housing costs in Bexar County have increased since 2000, while median incomes decreased in the same time period. According to 2008-2012 CHAS data, there are approximately 78,000 households in the County (including San Antonio) who earn under 30% AMI, only 22,000 of which are not cost burdened. Affordability is a major barrier for many residents in the County, renters and homeowners.

This analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ultimately, the County is working to ensure that a mix of housing types exists within all areas and each participating community to accommodate households of all types and at all places across the income spectrum. The County's housing strategies will be especially informed by the increasing mismatch between incomes and housing costs, the shortage of affordable housing, and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing stock in Bexar County is principally single-family (79%) and owner-occupied. The majority of multi-family units are located in medium (5 to 19 units) or large (20 or more units) buildings. Given the number of households that are cost burdened, as described in the Needs Assessment, and the length of the Housing Authorities waiting lists, it is clear that the number of affordable units in the County is insufficient to meet the level of demand. With 17.8% of the County's (including San Antonio) population living in poverty, the need for more affordable housing, both owner- and renter-occupied, is strong throughout the community.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	102,232	79%
1-unit, attached structure	2,515	2%
2-4 units	2,839	2%
5-19 units	6,642	5%
20 or more units	3,586	3%
Mobile Home, boat, RV, van, etc	11,737	9%
Total	129,551	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	184	0%	813	3%
1 bedroom	847	1%	5,029	18%
2 bedrooms	7,597	8%	7,427	26%
3 or more bedrooms	82,153	91%	14,801	53%
Total	90,781	100%	28,070	100%

Table 28 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Bexar County supports a variety of housing programs to assist low- and moderate-income residents better afford housing. These have been funded primarily through federal HOME Investment Partnerships and Emergency Solutions Grants (ESG) funds to address the priority needs and specific objectives identified in the Five Year Consolidated Plan and Annual Action Plans.

The County has not specified targets for housing development beyond serving low- and moderate-income households. Bexar County makes housing options available to all qualified individuals regardless of race, color, religion, sex, familial status, disability, national origin, sexual orientation and gender identity.

In FY 2014, the County's HOME and ESG allocations were allocated to projects that helped 147 households find affordable housing, either through new construction or rental assistance. The County used HOME funding to assist in the construction and rehabilitation of four new units for low-income families. The County exceeded its housing goals for the year due to the increased need for rental assistance. As the South Texas economy continues to demonstrate a strong recovery and continues to grow, the County is expected to continue to see a reduction in affordable housing units due to the growth in population.

The Housing Authority of Bexar County manages 30 public housing scattered site units and 1,926 Housing Choice Vouchers, which includes 115 Veterans Affairs Supportive Housing (VASH) and 57 project-based vouchers. HABC has created an internal preference for working families, along with local preferences for elderly, disabled, chronic homeless, and households displaced due to a natural disaster or fire.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the National Low Income Housing Coalition's National Housing Preservation database on expiring project-based rental assistance (PBRA), which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are 89 actively subsidized units in the County (10 of which are outside the City of San Antonio) at-risk for conversion to market-rate units within the next ten years. In the absence of intervention to preserve the affordability of these units, this would occur when the rental assistance or affordability period expires within the next five years.

Because significant government funding has been invested in these properties, this housing is some of the most affordable housing in the County. Bexar County will continue to monitor this database over the next five years to assess if and when any units could be lost due to expiring contracts and what actions the County can take to preserve these units.

Does the availability of housing units meet the needs of the population?

No. Like most of the nation, the County is currently experiencing a significant shortage of affordable and available rental units for extremely low-income households. According to 2008-2012 CHAS data, there are approximately 78,000 households in the County (including San Antonio) who earn under 30% AMI, only 22,000 of which are not cost burdened. Affordability is a major barrier for many residents in the County, renters and homeowners.

The Housing Authority of Bexar County has a waiting list of about 200 families for its public housing units, having been closed since 2014, and a waiting list of 436 families for its Section 8 Housing Choice Voucher program, having been closed since 2012. This clearly indicates an unmet need for affordable housing within the general population. There is also a concern for providing housing for lower income households as federal housing subsidies expire.

Describe the need for specific types of housing:

There is a need for safe, sanitary, accessible, and affordable housing throughout the County. Specifically, there is a strong need for housing affordable to households earning less than 80% of the median income, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities.

According to stakeholders additional affordable housing options for seniors, transitional housing and permanent supportive housing for the chronically homeless, and housing for special needs populations such as persons with HIV/AIDS and refugees are needed.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs in Bexar County have increased since 2000, while median incomes decreased in the same time period. The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 6,271 rental units identified as costing \$500 or less account for only 22.3% of the inventory. This supply of units does not come close to accommodating the 53,675 renter households earning less than 30% of the HUD-adjusted Median Family Income (HAMFI).

In Bexar County, the 2012 Fair Market Rent (FMR) for a two-bedroom apartment was \$872. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,907 monthly or \$34,800 annually. Assuming a 40-hour work week, 52 weeks per year, the level of income translates into a Housing Wage of \$16.77 per hour. However, in 2012 in Bexar County, minimum-wage workers earned an hourly wage of \$7.25. The monthly rent affordable at minimum wage for a 40-hour work week in the County is \$377, about four times less than the actual two-bedroom Fair Market Rent.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	\$71,800	0	(100%)
Median Contract Rent	\$479	0	(100%)

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	\$71,800 <i>(\$95,731 in 2012 dollars)</i>	\$122,600	+71% <i>(+28% adjusted)</i>
Median Contract Rent	\$479 <i>(\$639 in 2012 dollars)</i>	\$671	+40% <i>(+5% adjusted)</i>

Table 30 CORRECTED – Cost of Housing

Rent Paid	Number	%
Less than \$500	6,271	22.3%
\$500-999	15,179	54.1%
\$1,000-1,499	5,071	18.1%
\$1,500-1,999	1,009	3.6%
\$2,000 or more	540	1.9%
Total	28,070	100.0%

Table 31 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	428	No Data
50% HAMFI	2,277	1,886
80% HAMFI	8,794	3,780
100% HAMFI	No Data	5,079
Total	11,499	10,745

Table 32 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	551	695	872	1,137	0
High HOME Rent	551	695	872	1,018	1,116
Low HOME Rent	545	583	700	808	902

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. The table above shows that there is insufficient housing for extremely low- and low-income households in the County. According to CHAS data analyzed in the Needs Assessment, there are 24,158 households earning between 0% and 50% of the median family income in the County’s jurisdiction. However, there are only 4,591 housing units affordable to these households, accommodating for just 19% of this population.

How is affordability of housing likely to change considering changes to home values and/or rents?

According to the table above, between 2000 and 2012 the median home value and median contract rent in Bexar County increased by 28% and 5%, respectively, after adjusting for inflation. Over the same time period, the median household income has decreased in terms of real dollars by -3.3% for homeowners and -15.2% for renters, as shown in the table below. This means that housing has become less affordable overall during the past ten years. If these trends continue, then housing affordability will become an even higher barrier for most County residents.

Tenure	2000 Median Income (1999 dollars; adjusted for inflation)	2012 Median Income	Change
Owner Households	\$66,530	\$64,318	-3.3%
Renter Households	\$36,483	\$30,943	-15.2%

Data Source: 2000 Census; 2008-2012 ACS; BLS Inflation Calculator.

According to stakeholders interviewed during the public outreach process, growth in southern Bexar County continues to occur, driving up prices in previously affordable communities. As more and more people move to San Antonio, affordable housing throughout the County will only become increasingly scarcer.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The County’s median contract rent (\$479) is lower than the HOME rent for all apartment sizes. This means that a household receiving a tenant-based rental subsidy should be able to afford most homes within Bexar County. However, this does not mean that the supply of median priced homes are sufficient to satisfy everyone receiving a subsidy. In fact, interviewees described a situation in which residents have a difficult time securing affordable housing for a number of reasons, including criminal backgrounds, poor credit, lack of transportation, poor English literacy, etc.

As detailed above, housing costs in the County are increasing at much faster rates than incomes. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce much needed affordable housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following data provides an overview on the condition of housing in Bexar County, particularly as it relates to housing that may already be or be in the process of becoming unsafe or obsolete. Compared to the nation overall, the housing stock in the County is newer and likely in better shape. Although both owner and rental units may require rehabilitation from normal wear and tear, the need is slightly greater for owner-occupied units. This does not reflect on the affordability or availability of housing, however, especially given the County’s rapid population growth.

Definitions

Standard Condition: No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions: Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	20,984	23%	11,431	41%
With two selected Conditions	1,017	1%	993	4%
With three selected Conditions	189	0%	131	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	68,591	76%	15,515	55%
Total	90,781	100%	28,070	100%

Table 34 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	37,700	0%	9,714	35%
1980-1999	29,469	32%	8,480	30%
1950-1979	20,680	23%	8,953	32%
Before 1950	2,932	3%	923	3%
Total	90,781	58%	28,070	100%

Table 35 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	23,612	26%	9,876	35%
Housing Units build before 1980 with children present	27,292	30%	9,619	34%

Table 36 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units (Data Unavailable)

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 37 - Vacant Units

Need for Owner and Rental Rehabilitation

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. A common age threshold used to signal a potential deficiency is around 50 years or more. The age of the housing stock in Bexar County is slightly younger than the U.S. overall. Over 19.3% of the nation’s overall housing stock was built before 1950; for Bexar County, 10.1% of units were built before 1950.

Owner- and renter-occupied housing units have different percentages of households built in the four time periods presented in the table below. Although both owner and rental units may require rehabilitation from normal wear and tear, the need is slightly greater for owner-occupied units – 10.4% were built prior to 1950, compared to 8.6% for rental units. However, the sales market has also seen slightly more new construction since 2000 compared to renter-occupied units.

Year Built	Owner	Renter
Built 2000 or later	23.8%	21.9%
Built 1980 to 1999	29.9%	31.2%
Built 1950 to 1979	35.9%	38.3%
Built 1949 or earlier	10.4%	8.6%

Data Source: 2008-2012 ACS

Renter-occupied units have a much higher prevalence (41%) of having at least one selected condition than owner-occupied units (23%). It is uncommon for both owner- and renter-occupied units to have more than one selected condition. This may indicate that more renter-occupied than owner-occupied units require rehabilitation, although “selected condition” includes cost burden and overcrowding, which are not reflections of the physical state of the unit.

Stakeholder interviews confirm a need for rehabilitation, with a particularly heavy emphasis placed on major repairs and emergency repairs for senior citizens.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint.

According to 2008-2012 CHAS data for all of Bexar County (including San Antonio), 30,270 low- and moderate-income households (80% HAMFI and below) with at least one child age 6 or younger live in housing units built before 1980. These households, 5.1% of all households, are at risk for lead-based paint hazards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of Bexar County (HABC) was founded in 1975. Its mission is “to provide affordable housing that is in decent and safe condition, to be stewards of public funds and trust, and to serve all customers with respect and compassion. To guide our participants to become economically self-sufficient, and improving the livelihood of citizens who are in need within the City of San Antonio and the County of Bexar.”

Totals Number of Units

	Program Type						Vouchers		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			30	1,811			0	0	0
# of accessible units			3						

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

HABC provides HUD-subsidized public housing through 30 scattered site single family units, 3 of which are handicap accessible, spread over a 154 mile area. All are three- or four-bedroom houses within smaller municipalities or the unincorporated County.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

For the most part, HABC’s public housing units are in serviceable condition. However, a number of units in and around Converse may have substantial structural issues with their foundations due to the geology of the area. Most of the inventory’s needed capital improvements are general repairs such as sidewalks, HVAC systems, roofs, etc. The inspection score in the table below is from November 4, 2014.

Public Housing Condition

Public Housing Development Scattered Sites	Average Inspection Score 75
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Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Although the public housing stock is generally in decent condition, maintaining and upgrading scattered site units is cost-prohibitive for the Housing Authority. HABC would like to pursue the RAD program, and is waiting to re-apply after one failed application. The sales price of the Authority's scattered site inventory is estimated at around \$2 million, which would allow a greater than one-for-one replacement of existing units if reinvested in a single development.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HABC's strategy for improving living environments is based on regular unit and building maintenance and repair, including HVAC improvements, interior modernization, roof replacement, fencing, and painting. To help the families with Section 8 vouchers find decent and affordable housing, HABC has increased its voucher payment standards above 100% of HUD's FMRs.

Additionally, HABC sponsors and supports self-sufficiency programs focused at helping their residents improve their economic situation and quality of living. The FSS program is voluntary, but the Housing Authority is encouraging its residents to participate. The program provides participating families the opportunity to identify needs, improve skill sets, and work towards life goals, economic independence, and housing self-sufficiency. About 170 of HABC residents have been impacted by the self-sufficiency program.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Bexar County and the City of San Antonio are under the jurisdiction of the South Alamo Regional Alliance for the Homeless (SARAH), the lead entity of the Continuum of Care for the region. SARAH’s goal is to create an improved homeless service system that more effectively provides services, support, and housing to all sub-populations within San Antonio and Bexar County’s homeless community, with a primary focus on moving individuals and families out of homelessness. Because the service providers for homeless individuals and families are concentrated within San Antonio, much of the data for this section was taken from the city’s 2011-2016 Consolidated Plan.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	475	37	846	1,221	0
Households with Only Adults	729	20	298	0	0
Chronically Homeless Households	0	0	0	687	0
Veterans	0	0	154	843	0
Unaccompanied Youth	14	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

From San Antonio's CP – Many mainstream resources are incorporated into the Haven for Hope campus, the largest homeless services provider in the community. On campus partners include the following:

- Alamo Area Resource Center - Direct Services to HIV+/AIDS diagnosed Individuals
- Alamo Colleges - American Sign Language Interpreter Services
- Alcoholics Anonymous (AA) Meetings - AA Meetings on Campus
- American GI Forum (AGIF) - Homeless Veteran Housing, Job Placement and Training
- Anger Solutions Network - Faith-Based Anger Management Classes, Conflict Resolution
- Bexar County Pretrial Services - Members released from jail with conditions of bond
- Center for Health Care Services - Mental health programs and services, including rehab and Counseling Services, Crisis Care, Residential Programs, Clinic
- Centro Med -Primary Care Medical Services, Medical Case Management
- Christian Assistance Ministries (CAM) - ID Recovery; Safety Net Program
- Christian Financial Services - Credit Counseling and Debt Management
- Clarity Child Guidance Center - Children's Mental Health Care
- COSA Municipal Court - Court Liaison, Monthly Warrants Clinic
- Dress for Success San Antonio - Educational/Vocational Services and Clothing Assistance
- Family Endeavors - Assistance with Financial deposits, rental, bus passes, childcare, auto repairs for Veterans
- Family Violence Prevention Services - Individual & Group Counseling for Homeless and Victims of Domestic Violence; WINGS Program for Children
- Financial Empowerment Centers - free, one-on-one financial counseling
- Goodwill Industries - Job Assessments, Training, and Placement
- I Care San Antonio - Eye exams, eye medical care and corrective eye wear
- Navy Medical Training Center - Mental Health Assessment
- Our Lady of the Lake University - Individual, Couple, Family and Group Counseling and Psychotherapy; Social Work Interns
- Pay It Forward Ministries - Sober Living, Move in Assistance for Individuals Coming out of Detox, Treatment, Incarceration, Next Right Step Program, 12 Step Counseling
- SAMMinistries - Job Training, Placement & Pre-Employment Services, Rapid Re-Housing
- San Antonio AIDS Foundation - Direct Services to HIV+/AIDS diagnosed Individuals
- San Antonio Christian Dental Clinic - Dental Health Care and Dental Assistance Program
- San Antonio Food Bank - Food Services for Members, 16-week Culinary Arts Training Program for Members, Summer Culinary Program for Teens
- San Antonio Independent School District (SAISD) - Adult/Early Child Education Services
- Service Employment Redevelopment Jobs (SER): Jobs for Progress - Job Placement/Case Management, TANF
- Society of St. Vincent de Paul - Food Services

- St. Mary’s University - Civil, Criminal and Immigration Law, Warrants Clinic, ID Recovery
- Texas Department of Assistive and Rehabilitative Services (DARS) - Disability workforce services, placement, support and referrals
- Texas Department of Criminal Justice - Probation Issues and Parole Assistance
- Texas Rio Grande Legal Aid (TRLA) - Civil and Criminal Legal Services
- University of Incarnate Word - Medication Reconciliation, Adherence and Education, Hygiene Education and Skills with Children
- University of Texas Health Science Center - Focus Groups and Workshops
- University of Texas-San Antonio - Social Work Interns
- Veterans Affairs - Case Management, Housing and Counseling, Veteran Justice Outreach
- Voices for Children - Convene Stakeholders Concerned with Children’s Issues
- YMCA - Child Care Center and After School Program

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

From San Antonio’s CP – The largest provider of homeless services in San Antonio is Haven for Hope, a 22 acre campus with approximately 900 beds for men, women, and children, and over 150 services in a central location. Available services provided by Haven and over 35 partners include job training, education, behavioral health, health care, food, legal, mental health, substance abuse, child care, and spiritual needs.

The Courtyard is an area designated for the chronic homeless population that provides safe sleeping and access to mental health services, showers, food, legal, and outreach services. Since 2012, Haven has operated The Terraces at Haven for Hope, 140 permanent supportive housing units for campus graduates and other community members.

Homeless prevention and rapid re-housing programs are operated by the SAMMinistries, providing short term rental and utility assistance until a family is able to stabilize their housing. SAMMinistries operates the Transitional Living and Learning Center for families, a residential facility for up to 40 homeless families. The Salvation Army operates a number of programs, such as group homes, emergency shelters, and transitional living centers that provide housing, food, and overnight lodging and provide educational, counseling, and vocational services to homeless families and individuals.

Shelters, transitional housing, and permanent supportive housing programs that address the needs of veterans include:

- HUD/VASH Vouchers, offered through the San Antonio Housing Authority and the Housing Authority of Bexar County, provides 550 vouchers for Permanent Supportive Housing for disabled veterans.

- Homeless Prevention and Rapid Re-housing are available through the Supportive Services for Veteran Families (SSVF) program, administered by Family Endeavors and the American GI Forum (AGIF), and the Veteran’s Housing Stability Program, administered by SAMMinistries.
- Transitional housing is provided by AGIF and Crosspoint, Inc, with programs that focus on substance abuse recovery and/or employment assistance.
- To reach unsheltered homeless veterans, the VA administers the Health Care for Homeless Veterans Outreach program, which provides outreach workers to the streets, Haven for Hope and other emergency shelters.

Seton Home and the George Gervin Youth Center are shelters that foster childbirth and parenting skills for homeless teens. St. PJ’s Children’s Home is a shelter for domestic and international children who are victims of abuse, neglect and trafficking. Roy Maas Youth Alternatives is a shelter for children including wards of state.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process. Identified housing needs include home repair and maintenance for the elderly; accessibility improvements to enable people with disabilities to remain in their homes; housing for the mentally disabled; permanent supportive housing for the chronically homeless; and affordable housing for all sub-populations. Identified public service needs include additional mental health providers; wraparound services for those with mental disabilities and/or addiction; medical, dental, and nutrition services for elderly residents; and homeless prevention programs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

In general, stakeholders interviewed expressed an overall shortage of all types of permanent supportive housing for the homeless and those at risk of becoming homeless. This is particularly true if the Housing First model, currently advocated by HUD, is to be successful. Without permanent supportive housing for the most vulnerable populations, namely those with mental illness and/or substance abuse, there is a higher chance that these individuals enter or remain at The Courtyard shelter for extended periods.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There is a lack of resources available to persons returning from institutions. There is a shortage of mental health providers in the County, especially ones that speak Spanish. One stakeholder stated that there is currently a six week wait for HIV patients to see a psychiatrist. As a result, public systems or institutions (i.e. jails, prisons, hospitals, child welfare, mental health facilities, etc.) often release individuals directly into homelessness. Homeless service providers expressed that the County has a severe deficit of supportive housing relative to the need.

For criminal cases, the Bexar County Community Supervision & Corrections Department (CSCD) is charged with public protection through the supervision of more than 30,000 offenders residing in Bexar County. CSCD achieves its mission through the rehabilitation and social reintegration of offenders through community-based sanctions and/or services whenever and wherever possible, and through the professional and cooperative utilization of resources within the community.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Bexar County plans to fund the following activities that align with the one-year goals and address special housing and supportive needs:

- Goal: Provide public services
 - Somerset Senior Citizens Center - Senior Program Support and Transportation
 - JOVEN. Inc. - Creating the Vision KID Fit Program
 - Paren/Child, Inc. - Family Service Worker
 - Boys and Girls Club of San Antonio - Great Futures Program
 - Greater Randolph Area Services Program - Northeast Senior Meal and Transit Program
- Goal: Improve access to and quality of housing
 - Habitat for Humanity - Lenwood Heights

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See response to prior question.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The County’s housing market presents significant natural impediments to development of an adequate supply of affordable housing for low to moderate-income people – lack of living wage employment opportunities, rising construction and land costs, increased competition and demand, and more. In addition, there are a number of public policy barriers that affordable housing developers and other stakeholders articulated during the public engagement process:

- The absence or obsolescence of utility infrastructure is a large financial barrier for non-profit developers. In the first case, tap fees can be challenging if the water/sewer mains are already in place. If mains need to be extended to reach the project, the cost are outright prohibitive. In the second case, the impact fees required to remediate and update old utilities are a burden. Utility companies can grant waivers to their fees, but non-profit developers have to compete with for-profit developers for them. Stakeholders indicated that fee waivers typically go to high end developments to spur investment, not to affordable housing.
- Developers of affordable housing must receive community support before their projects will be approved. This is an opportunity for NIMBYism to stop otherwise good projects.
- There is not enough gap financing available to make 4% tax credit deals viable. Allowing project-based Section 8 vouchers to be used would be a help, even if not a complete solution.
- Land cost in 9% tax credit deals can be a barrier because it's not an eligible basis. The state’s scoring of “opportunity” areas for tax credits leaves out a lot of real estate between the urban core and exurban areas that would be viable for affordable housing. The areas with the points to qualify as “high opportunity” under the state’s definition can still be missing key amenities such as transit access, but come with much higher land costs.
- There has been a significant increase in insurance premiums, especially hazard insurance. One developer reported a 22% premium increase over last 3 years.
- Clearing land title can be a barrier to infill development.
- There is no real incentive under the state’s QAP for using part of the developer fee to support ongoing costs of the project.

Other barriers identified over the course of the outreach for the development of this Consolidated Plan, include:

- Lack of assistance available for elderly and LMI residents for major home repairs (foundation, roof, septic, HVAC, etc.) and emergency home repairs that would allow them stay in their homes
- Lack of senior housing developments, especially in light of the increase in this population
- Insufficient rental assistance for seniors and LMI residents with disabilities who may have other important financial obligations, such as health care and/or medication costs
- No assistance for deposits and other one-time fees for low-income renters who might otherwise be able to afford regular monthly housing costs
- Poor transit service or no transit service to more rural areas of the County, preventing access to places where housing is more affordable

Bexar County approved an updated Analysis of Impediments to Fair Housing Choice (AI) in 2010. The AI examined policy and other barriers to affordable housing in addition to factors that further limit fair housing choice in the County. The following impediments identified in the AI related specifically to housing affordability and public policies:

- Insufficient enforcement of fair housing laws and regulations
- Insufficient water and sewer infrastructure
- Limited public transportation in rural areas

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

In determining priorities for the allocation of federal funds, the County has recognized the need to foster a competitive local economy that expands economic opportunities for current and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,268	783	1	1	0
Arts, Entertainment, Accommodations	17,841	7,696	14	14	0
Construction	7,258	5,888	6	11	5
Education and Health Care Services	21,359	9,474	17	17	0
Finance, Insurance, and Real Estate	13,641	4,429	11	8	-3
Information	4,186	3,190	3	6	2
Manufacturing	8,192	2,495	6	5	-2
Other Services	4,634	2,804	4	5	1
Professional, Scientific, Management Services	10,671	3,261	8	6	-3
Public Administration	0	0	0	0	0
Retail Trade	16,929	7,841	13	14	1
Transportation and Warehousing	4,093	1,677	3	3	0
Wholesale Trade	6,257	2,091	5	4	-1
Total	116,329	51,629	--	--	--

Table 41 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	173,222
Civilian Employed Population 16 years and over	161,762
Unemployment Rate	6.62
Unemployment Rate for Ages 16-24	15.68
Unemployment Rate for Ages 25-65	3.83

Table 42 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	42,766
Farming, fisheries and forestry occupations	8,072
Service	15,106
Sales and office	43,635
Construction, extraction, maintenance and repair	14,577
Production, transportation and material moving	9,268

Table 43 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	91,552	57%
30-59 Minutes	59,738	37%
60 or More Minutes	8,893	6%
Total	160,183	100%

Table 44 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,752	1,040	8,157
High school graduate (includes equivalency)	31,808	2,274	12,426
Some college or Associate's degree	50,886	2,409	13,147
Bachelor's degree or higher	43,646	1,696	8,855

Table 45 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	509	1,015	1,527	4,189	4,099
9th to 12th grade, no diploma	5,403	3,770	3,605	5,864	2,622
High school graduate, GED, or alternative	11,946	12,660	12,766	21,504	8,569
Some college, no degree	15,080	15,847	14,626	20,918	6,365
Associate's degree	1,791	4,813	5,312	8,142	1,613
Bachelor's degree	2,225	11,411	12,225	14,686	3,936
Graduate or professional degree	131	3,504	5,776	9,554	3,405

Table 46 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors in Bexar County in terms of worker share are Education and Health Care Services (17%); Arts, Entertainment, and Accommodation (14%); Retail Trade (13%); Finance, Insurance, and Real Estate (11%); and Professional, Scientific, and Management Services (8%). The top five private employers in the San Antonio area are HEB, USAA, Methodist Healthcare System, Baptist Health System, and JP Morgan Chase. Major public employers include Lackland Air Force Base, Fort Sam Houston, Northside ISD, Randolph Air Force Base, and North East ISD. [source: www.sanantonioedf.com]

Describe the workforce and infrastructure needs of the business community:

Economic development stakeholders stressed a need for multi-skilled technicians trained to maintain automated manufacturing systems. More and more companies in Bexar County are adding automation to their operations – Toyota, Mission Solar, HEB, Aspen Beverage, CPS Energy, Caterpillar, Takata, Precision Mold and Tool, etc. Despite this need, local educators expressed a cultural barrier against students going into a vocation instead of a traditional four-year university.

Besides the skills gap, two other barriers employers face when looking for workers are language barriers and criminal backgrounds. Barriers potential employees face are a lack of public transit, in terms of both workers with very late or very early hours and workers who must commute long distances, and trouble finding child care, especially those with late or overnight shifts. Some of these barriers could be alleviated through programs such as more ESL education opportunities, programs and services helping those exiting the criminal justice system reenter the workforce, increased transit options for third-shift workers, and subsidized child care for low-income families.

From an infrastructure perspective, the absence of broadband access and in southern Bexar County can be a deal breaker for many industries. In addition, flooding and the general poor condition of roads in the more rural areas of the county can be prohibitive for companies that depend on reliable transportation systems.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Although there are no known major changes planned that will have a major economic impact, the economy of San Antonio and Bexar County has been transforming. Continuous population growth has brought economic opportunities to the region alongside challenges for local governments and service providers tasked with accommodating it. The continued strong presence of military installations and the tourism industry has been a stabilizing force in the regional economy, and the introduction of advanced manufacturing has added diversification. However, the mixed fortune of the companies relying directly and indirectly on the Eagle Ford Shale is an example of the potential changes and stresses that can have

broad unforeseen consequences. Moving forward, it will be necessary for the County to continue to try to provide the infrastructure and workforce development support that strong and emerging industries in the County require.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the County's economy. According to ACS data, the County's unemployment rate in 2012 was 7.8%, about the same as the state's unemployment rate of 7.7% and lower than the nation's unemployment rate of 9.3%. The unemployment rate for the County's CDBG jurisdiction (i.e. not including the City of San Antonio) was even lower, at 6.6%.

Residents with a Bachelor's degree or higher were less likely to be unemployed or not in the labor force than residents with less educational attainment. Residents without a high school diploma or equivalent were more likely as those with only a high school diploma to be out of the labor force altogether.

Stakeholders identified a skills mismatch that has resulted in a labor shortage, specifically with regard to workers prepared to undertake skilled technical positions. Among low-income households, stakeholders also recognized a gap in literacy and soft skills – such as workplace attitude, communication, dependability, etc.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are a number of local community partners that operate workforce training programs.

- Alamo Academies - a STEM-based instructional model operated in partnership with the Alamo Colleges, San Antonio area high schools, industry, and the cities of San Antonio, New Braunfels, and Seguin providing youth with tuition-free career pathways into critical demand technical STEM occupations.
- Alamo Colleges - the community college district serving San Antonio. The five college system serves about 100,000 students in academic and continuing education programs, employs about 5,300 faculty and staff, and had a budget of \$277 million for 2009. Training certificates and continuing education programs are available in a number of disciplines.
- Good Careers Academy - part of Goodwill Industries, this program is a collaboration with Alamo Colleges to for affordable and effective short-term certification career programs. Their current offerings include Pharmacy Technician, Medical Assistant, Certified Nurse's Aide, Computer Support Specialist, Medical Front Office, Medical Coding and Supply Chain Associate, as well as prerequisite courses, like Computer Technology, as needed
- SA Works - an industry led experiential learning program to serve students and employers in the city of San Antonio and Bexar County

- Workforce Solutions Alamo - services for job seekers include job matching and referral; job development and placement assistance; career counseling; information on available training providers and programs; information and referral to available community resources for services such as childcare, transportation and housing assistance; financial assistance for training for qualified individuals; self-administered interest and aptitude tests; job search workshops on resume writing, job applications, conducting an effective job search and more
- Local school districts are working with community colleges to offer dual credit classes, vocational apprenticeships, innovative STEM curriculums, job fairs in addition to college fairs, and corporate partnerships. St. Phillip's College, for example, has a Career and Technical Education program with the Northeast ISD where middle and high school students choose a track to gain job-specific skills and training.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes. Bexar County is part of the Alamo Area Council of Governments (AACOG), which prepares a CEDS for a twelve county region.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The County is looking to expand the economic development initiatives funded under its CDBG program. As such, the 2012-2017 CEDS contains many economic development initiatives that can be coordinated with this Consolidated Plan:

1. Improve the competitiveness of the region's key economic clusters
 - a. Assist the Alamo region's communities in implementing economic development strategies that attract and grow businesses in key economic clusters
 - b. Assist smaller communities in developing smaller micro-clusters that capitalize on their unique community assets
2. Improve the educational attainment of the workforce, incenting businesses to locate and expand in the Alamo region
 - a. Coordinate with regional education and workforce development agencies to better align regional curricula to meet employer needs (for example, those associated with the Eagle Ford Shale)
3. Build a strong Innovation Infrastructure that promotes entrepreneurship and small business development
 - a. Support programs that develop entrepreneurial skills in the workforce
 - b. Coordinate with regional Small Business Development Centers to improve access of residents throughout the region to these assets
4. Guide development of the region's brand identity, making the Alamo region's Quality of Place second to none

- a. Assist the Alamo region's communities in implementing economic development strategies that capitalize on their unique characteristics and improve their Quality of Place
- 5. Support continued improvement of the region's transportation infrastructure, including public transportation, highway/interstate systems, and rail port and airport capacity
 - a. Promote development of public transportation alternatives
 - b. Support public transportation usage campaigns to promote connectivity between rural and metropolitan areas
 - c. Assist communities in accessing resources to improve roadways, rail systems, and airport capacity

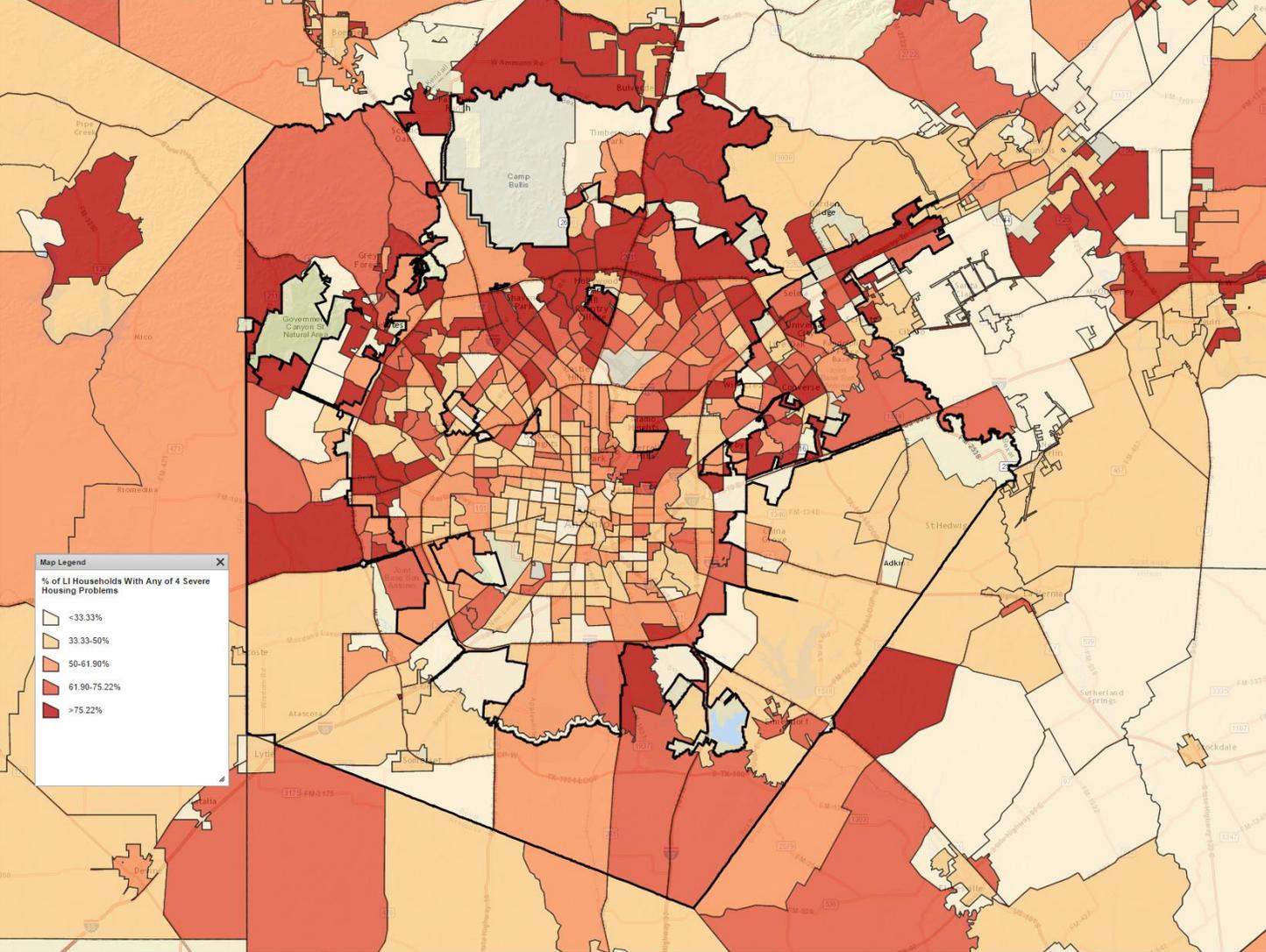
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

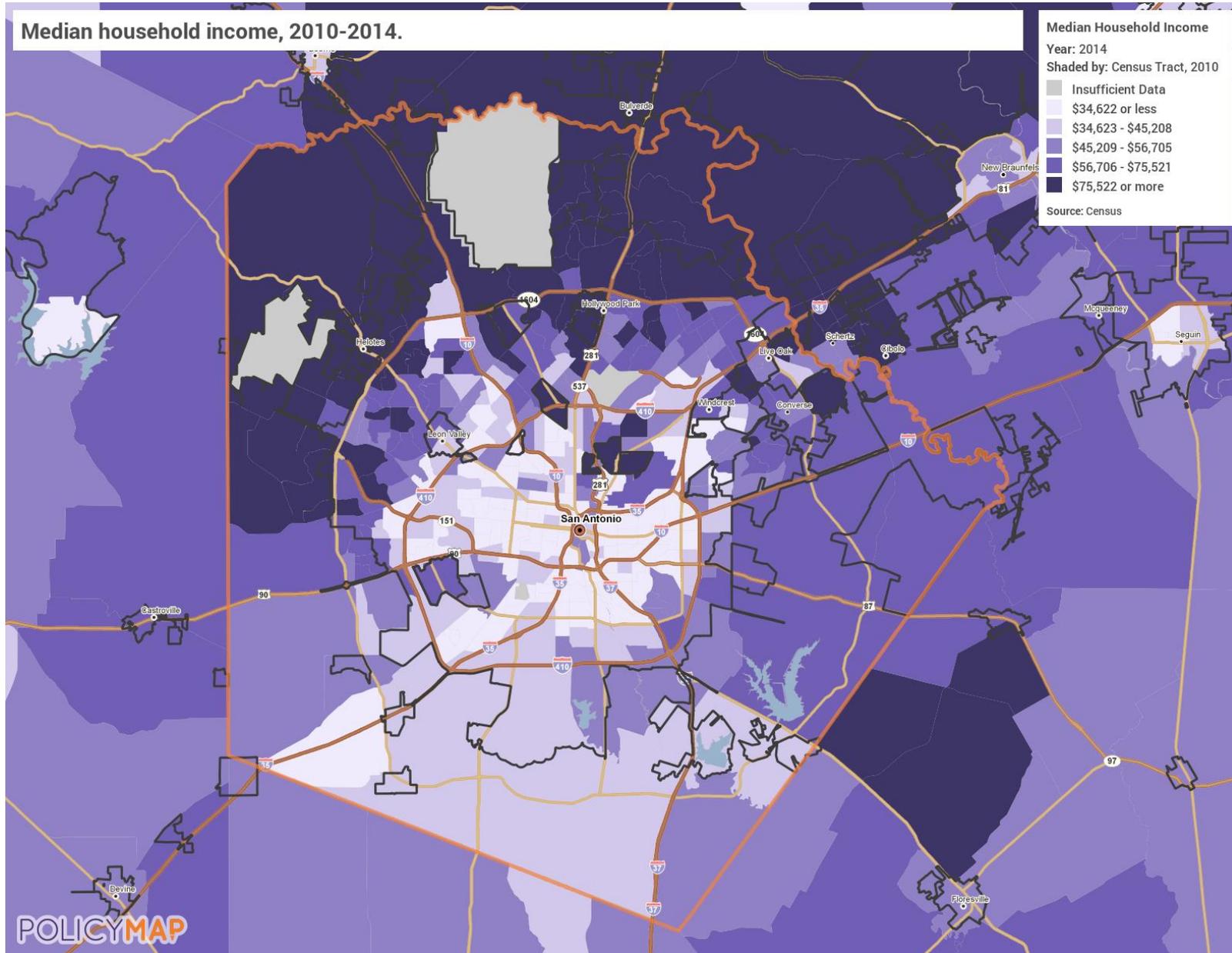
As shown in the attached maps, low-income households are more likely to have a severe housing problem in northern Bexar County than southern Bexar County. However, there are much fewer low-income households in this part of the County, making this conclusion a likely statistical artifact.

Based on the data included in the Needs Assessment, households with lower incomes, particularly those earning between 30% and 80% of the area's median, tend to have the most housing problems. Therefore, the areas with households with multiple housing problems are also the areas closest to these levels of income – namely Precincts 1 and 4 in the south and east.

Bexar County - Low-income Households with a Severe Housing Problem



Median household income, 2010-2014.



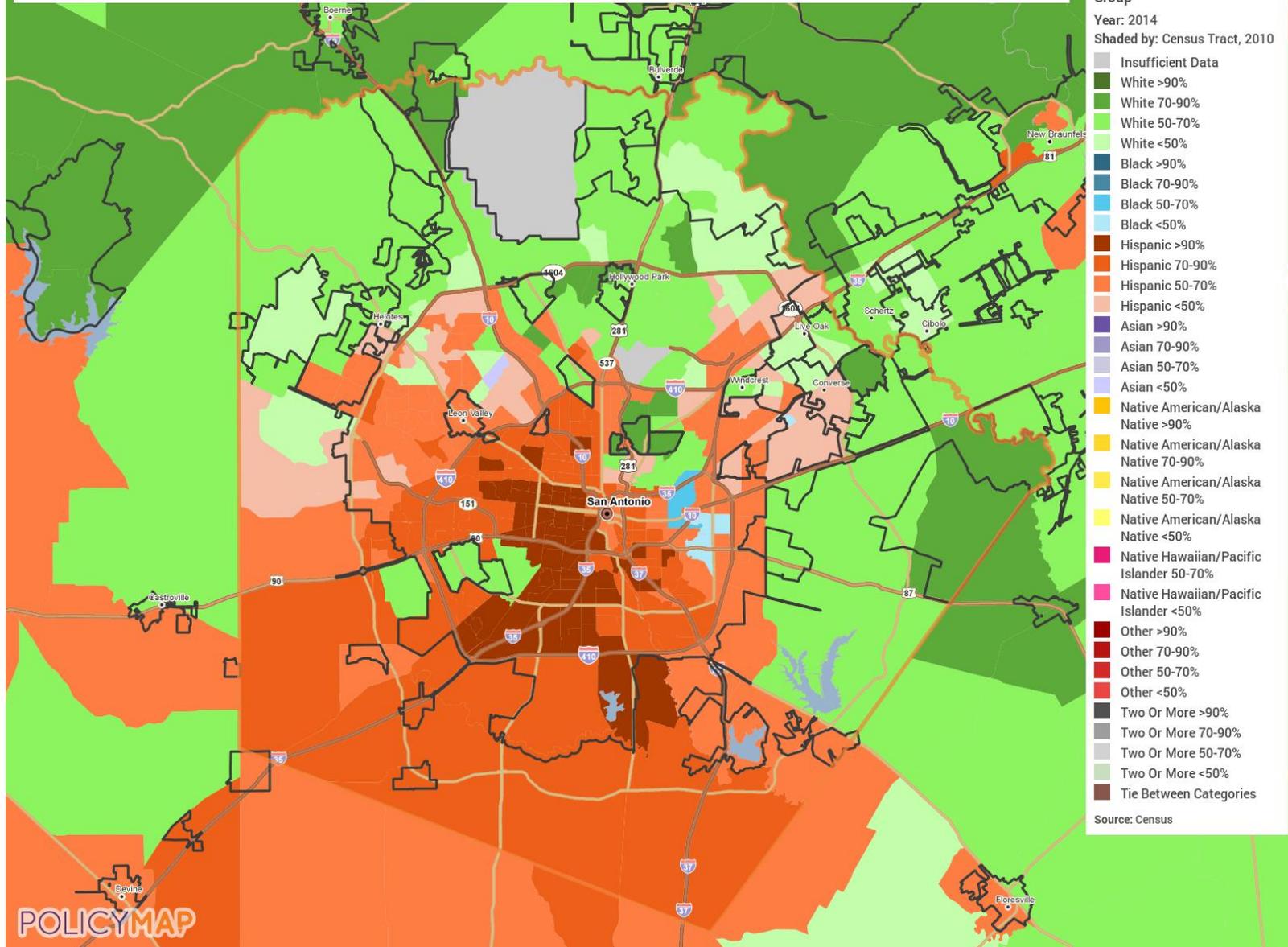
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The median household income of northern Bexar County is much higher than that of southern Bexar County. This reinforces the perceptions held by stakeholders interviewed during the public engagement process that the southern part of the County has fewer resources and lower income residents.

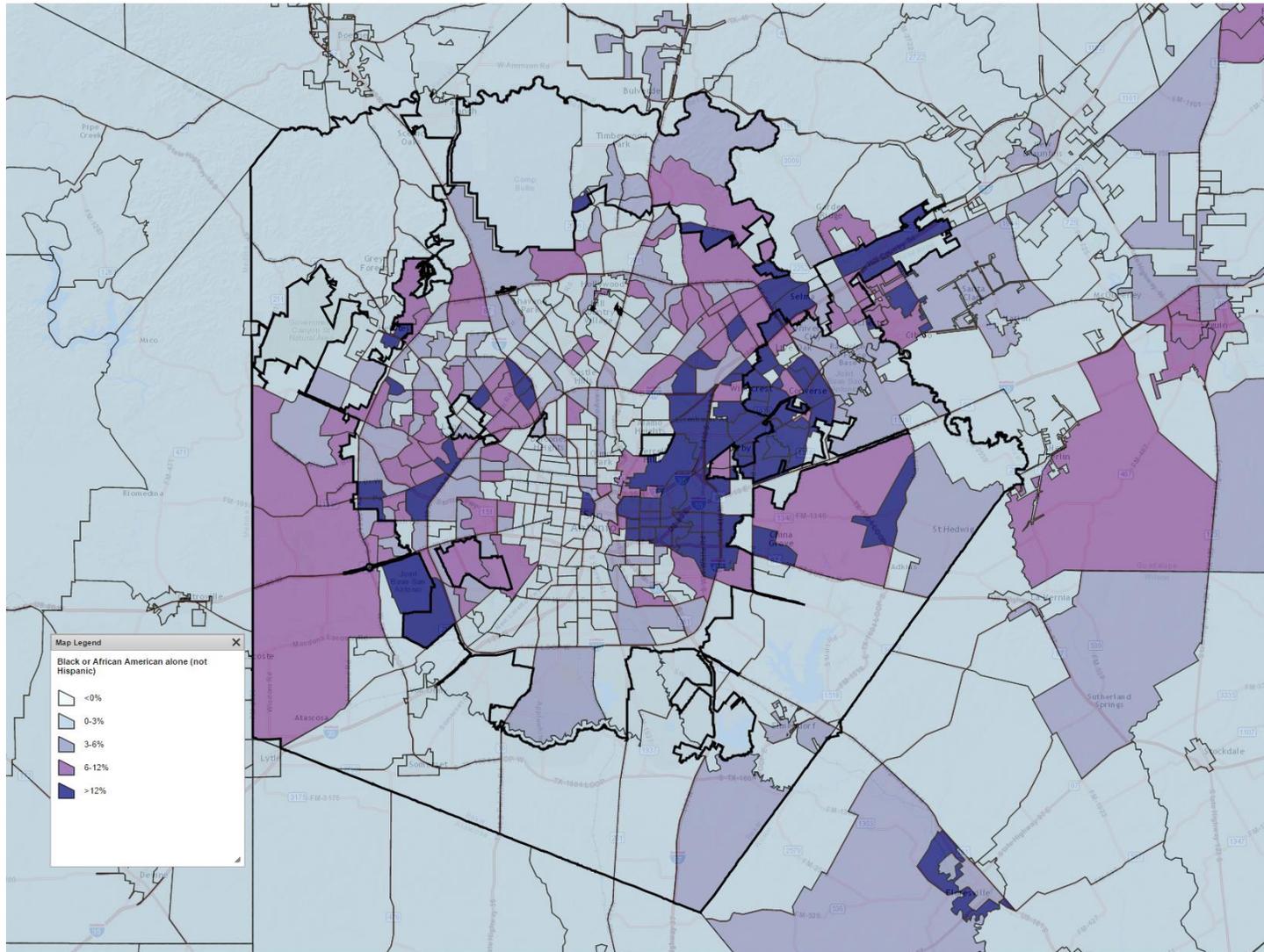
Bexar County has a high Hispanic population (58.7% in 2012), and Hispanic residents live throughout the County. In fact, more Whites throughout the County (including San Antonio) identify as Hispanic than as not Hispanic. However, there are still some clear racial and ethnic settlement patterns in the County.

Hispanics are predominant in the south and southwest while Whites are predominant in the north and east. Black households are much more likely to live in eastern San Antonio; Non-whites in general are more likely to live in the southern and eastern parts of the County, in Precincts 1 and 4. Whites and Asians are more represented in Precincts 2 and 3.

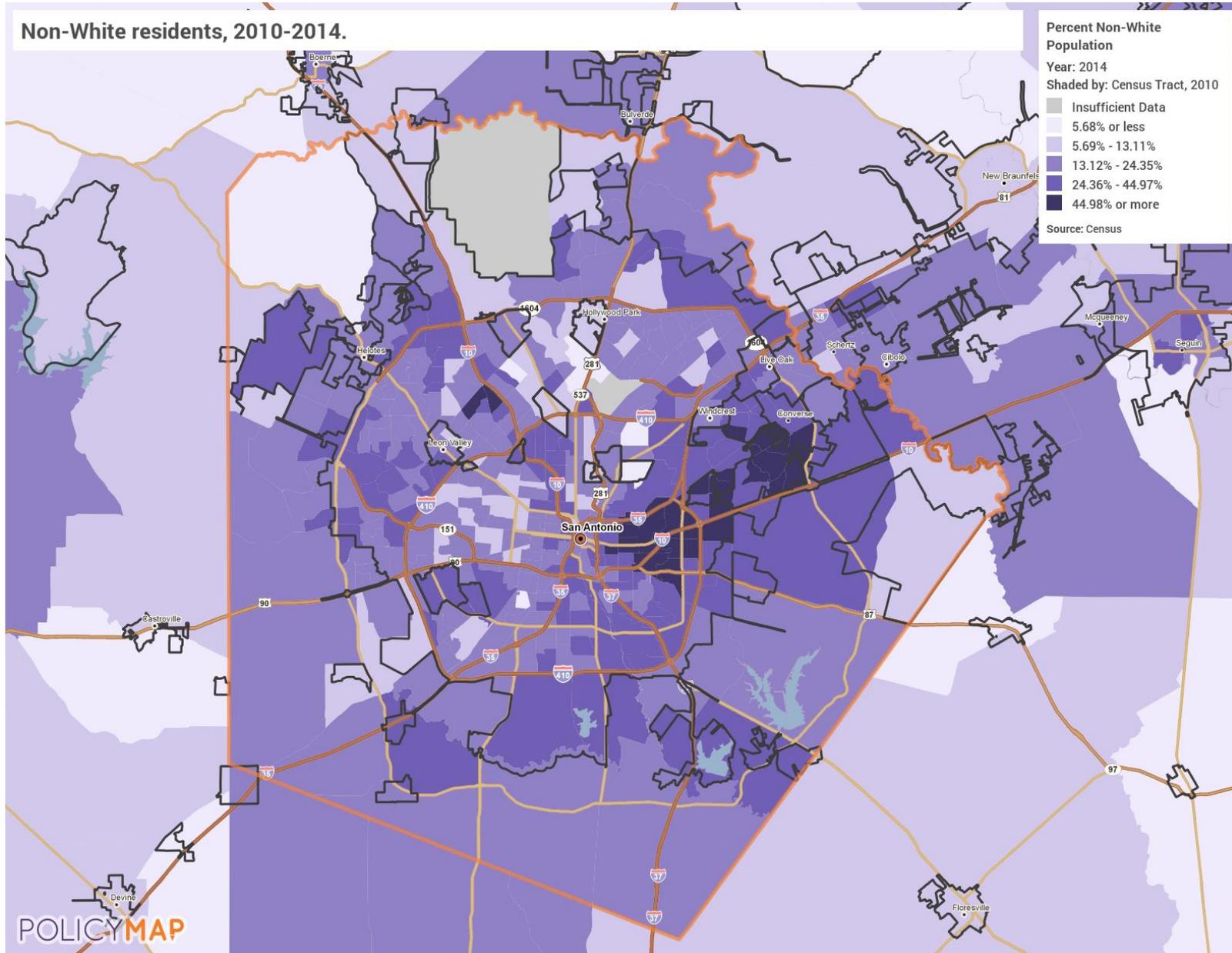
Predominant racial or ethnic group, 2010-2014.



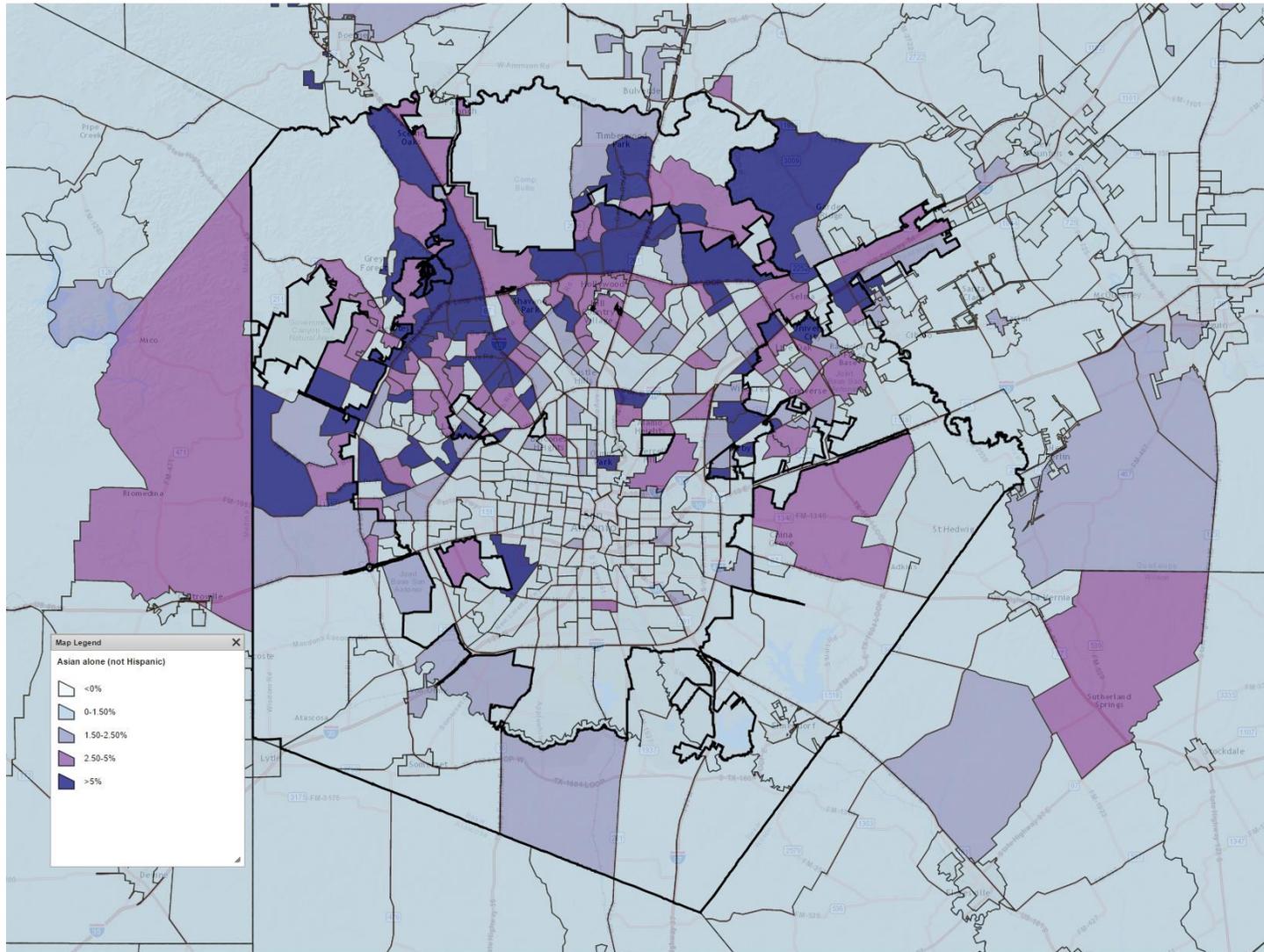
Bexar County - Black Population



Non-White residents, 2010-2014.



Bexar County - Asian Population



What are the characteristics of the market in these areas/neighborhoods?

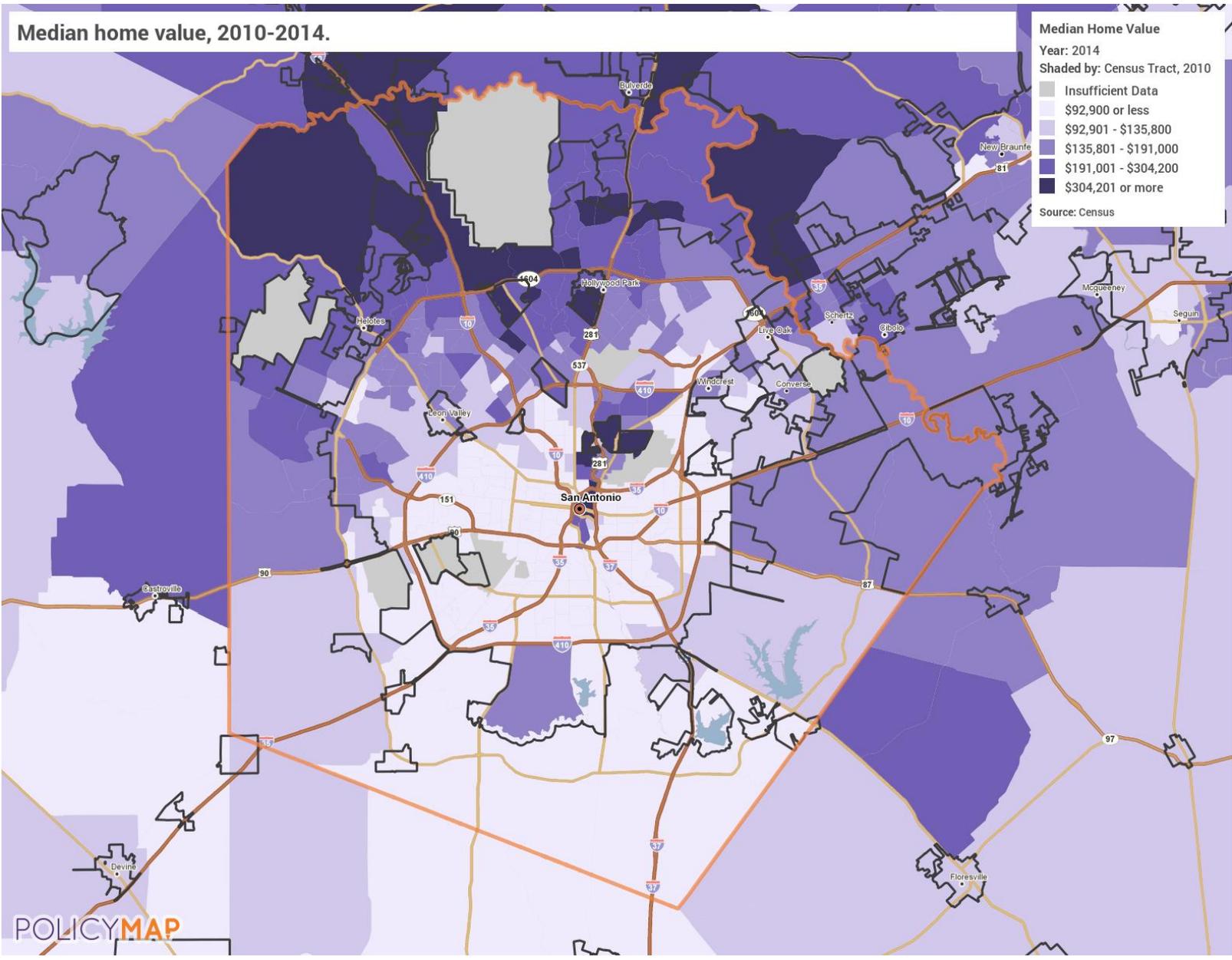
As shown in the attached maps, median home values and median gross rents in these areas are lower than in other neighborhoods. Although residents in these areas are more likely to be homeowners than those in central San Antonio, they are less likely to own their home than residents in higher income areas with fewer minorities. The housing units here are slightly older and residential vacancy rates are slightly higher comparable to other parts of the County.

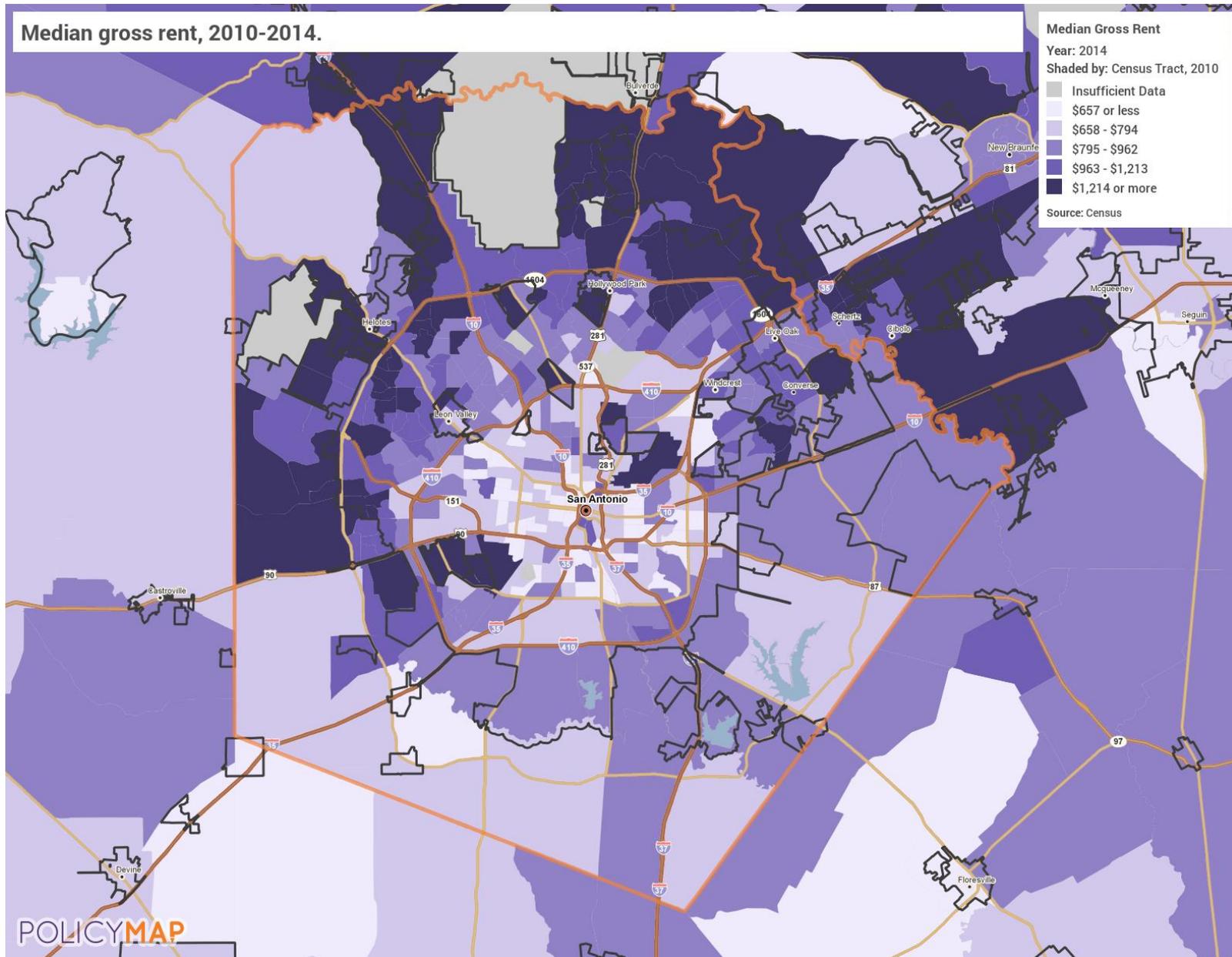
Are there any community assets in these areas/neighborhoods?

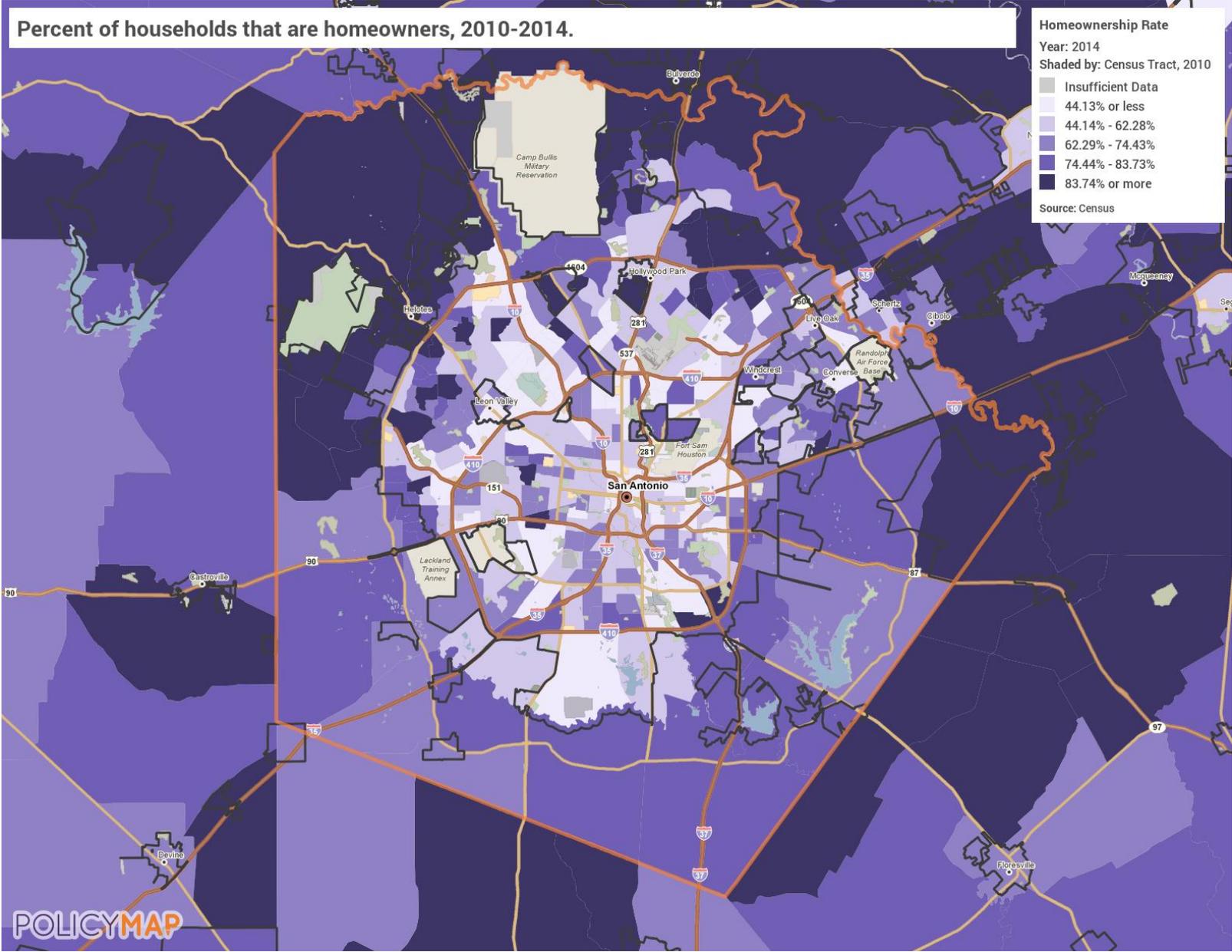
Yes. As established population centers of Bexar County, many of these areas have significant community assets including diverse housing stock, local businesses, community facilities, regional employment centers, social service providers, government offices, and more. However, these community assets are not equally distributed throughout these areas, so many of Bexar County's minority and/or low-income residents do not live within walking distance or close to a bus line that serves these amenities.

Are there other strategic opportunities in any of these areas?

Yes. Each of these areas presents opportunities for residential, commercial and/or mixed use development, including infrastructure and public facilities improvements. Large manufacturers and other employers have been locating in southern Bexar County in particular, presenting significant opportunities to partner with the private sector.







Strategic Plan

SP-05 Overview

Strategic Plan Overview

The purpose of the Strategic Plan is to guide the use of CDBG, HOME, and ESG funds in Bexar County over the next five years.

The principal goals of Bexar County's CPD programs are to:

- provide safe, decent, sanitary, and affordable housing
- create and maintain a suitable living environment
- create or expand economic development opportunities for residents

Bexar County will continue to fund eligible projects that meet the needs of low- to moderate-income residents. Continued progress in meeting the housing and community development needs in Bexar County will be made by ensuring that partnerships are formed with other governmental entities, community based, and faith based organizations who can contribute funds, expertise, and experience that address the priorities set by Bexar County.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Bexar County spans 1,248 miles in the interior belt of the Coastal Plain of South Central Texas. The County is bounded by Comal and Kendall Counties to the North, Bandera and Medina to the West, Guadalupe County to the East, and Atascosa and Wilson Counties to the South.

There are eighteen (18) incorporated municipalities that are part of the urban county jurisdiction: Balcones Heights, China Grove, Converse, Elmendorf, Grey Forest, Hill Country Village, Helotes, Kirby, Leon Valley, Live Oak, Sandy Oaks, Schertz, Selma, Somerset, St. Hedwig, Terrell Hills, Universal City, and Von Army.

Target Area	Description
Target Area Name:	Countywide
Target Area Type:	Local Target area
Other Target Area Description:	Countywide
Revital Type:	Comprehensive
Other Revital Description:	Countywide

Table 48 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Federal funds are intended to provide low- and moderate-income (LMI) households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Bexar County's programs focus on growth and development in areas where at least 51% of the population are LMI persons

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Affordable Housing
	Description	New construction and preservation of quality affordable housing.
	Basis for Relative Priority	High housing costs reduce economic opportunities and access to prosperity.
2	Priority Need Name	Public Services
	Description	Expand and continue non-housing community development supportive services.
	Basis for Relative Priority	There continues to be a need for services that improve conditions for the elderly, youth, low-income persons, and other special populations.
3	Priority Need Name	Public Facilities and Infrastructure
	Description	Continue and expand public facility improvements and improve and maintain infrastructure servicing households in low-income areas.
	Basis for Relative Priority	Outdated and deteriorating infrastructure needs to be repaired or replaced, and existing public facilities are in need of upgrading and expansion.
4	Priority Need Name	Housing/services for the Homeless
	Description	Supporting short- and long-term homeless facilities, housing, and associated services.
	Basis for Relative Priority	The homeless/those at risk of homelessness depend on services funded by community development programs.
5	Priority Need Name	Economic Development
	Description	Economic development activities for job creation and business development.
	Basis for Relative Priority	Economic development through direct technical and business assistance are the catalyst for the retention and creation of new jobs.
6	Priority Need Name	Planning and Administration

	Description	Administrative and planning costs to operate the CDBG, HOME, and ESG programs successfully.
	Basis for Relative Priority	Effective and efficient implementation of CPD funding requires adequate resources for program planning and administration.

Table 49 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As shown in the Needs Assessment and Market Assessment, there is need for rental housing assistance throughout the County. The Bexar County housing market does not provide a sufficient amount affordable housing to meet the needs of all the households that require it.
TBRA for Non-Homeless Special Needs	When faced with other daily costs – essential services such as health care and medication costs, transportation, and even basic nutrition - many persons with special needs in the County depend on rental assistance to afford decent, accessible housing.
New Unit Production	There is a substantial need for affordable housing in Bexar County. The County will support efforts to increase the supply of single family and multi-family affordable housing units by both private sector and public sector entities.
Rehabilitation	Keeping housing affordable by providing both owner-occupied and renter-occupied rehabilitation assistance is an effective way to maintain decent and affordable housing in the County and its municipalities.
Acquisition, including preservation	The National Low Income Housing Coalition reported that 89 assisted affordable units in the County are at risk for conversion to market-rate units, in the absence of preservation efforts.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Currently, Bexar County receives CDBG, HOME, and ESG funds for housing construction, rehabilitation initiatives, public services, economic development, and other eligible activities. These funding sources are expected to be available over the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	\$2,180,749	\$0	\$0	\$2,180,749	\$8,722,996	The expected amount available for the remainder of the Con Plan is four times the 2016 annual allocation.
HOME	Public federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$536,215	\$0	\$0	\$533,384	\$2,144,860	The expected amount available for the remainder of the Con Plan is four times the 2016 annual allocation.
ESG	Public federal		\$189,629	\$0	\$0	\$189,629	\$758,516	The expected amount available for the remainder of the Con Plan is four times the 2016 annual allocation.

Table 51 - Anticipated Resources

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

Bexar County encourages all sub-recipients to contribute some of their own funding to the selected CDBG infrastructure and public facility projects. Bexar County annually leverages \$14 million in local, federal and private funding to extend the capacity of HUD funds so that more comprehensive projects can be undertaken and more low- to moderate-income persons can be assisted by project in the Urban County designation.

Bexar County requires organizations who receive HOME assistance to provide a 25% match using non-federal funds. ESG funds require a dollar for dollar match contributions.

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

Bexar County does not anticipate that any publically owned land or property will be used to address the needs identified in the Five-Year Consolidated Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Bexar County	Government	Economic Development Non-homeless Special Needs Ownership Rental Neighborhood Improvements Public Facilities Public Services	Region
Housing Authority of Bexar County	PHA	Public Housing	Region
SARAH	Continuum of Care	Homelessness	Region

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The County’s Community Development & Housing Division under the Department of Community Resources, as the lead entity/agency, will be responsible for the implementation of the Consolidated Plan. The Division coordinates with many other County offices and organizations in assessing need and implementing projects, including the County’s Community Health Division, Direct Client Services Division, Economic Development Department, Public Works Department, Veterans Service Office, Mental Health, District Courts, Housing Authority, and others. The County also has direct working relationships with the 18 municipalities that participate in its CPD programs.

In addition to the state and local government agencies, an important part of the institutional structure for affordable housing and community development in Bexar County is represented by community-based nonprofit organizations, who provide essential services for County residents. Several nonprofit agencies develop and manage affordable housing for LMI individuals and families, homeless persons, and special needs and at-risk populations. The remaining affordable housing units are provided by for-profit developers. The County currently works with many community-based organizations, including:

BEAT AIDS; Center for Health Care Services; CentroMed; Child Advocates San Antonio (CASA); Christian Senior Services; Chrysalis Ministries; Daughters of Charity; Family Endeavors; Family Service Association; Habitat for Humanity; Haven for Hope; JOVEN; Merced Housing; Our Casas Resident Council, Inc.; Parent/Child, Inc.; Project MEND; PROSPERA Housing Community Services; Salvation Army; SAMMinistries; San Antonio AIDS Foundation; San Antonio Alternative Housing Corporation (SAAHC); San Antonio Food Bank; San Antonio Independent Living Services (SAILS); South Alamo Regional Alliance

for the Homeless (SARAH); St. PJ's Children's Home; St. Vincent de Paul; Thrive Youth Center; and University Health System.

Strengths

One key strength is that the County is committed to continuing its participation and coordination with federal, state, county, and local agencies, as well as with the private and non-profit sectors, to serve the needs of low/moderate income individuals and families. The County's Community Development & Housing Division continues to strengthen its working relationships with the agencies listed above. Bexar County staff is regarded by citizens and the staff of participating cities as being very accessible, reliable, proficient, and fair in their assessment of project eligibility and implementation.

Gaps

Stakeholder interviews revealed a lack of collaboration and communication among the various non-profits and governmental agencies serving Bexar County. Additionally, some well-intentioned nonprofit organizations and community development corporations lack the capacity to develop projects in an efficient and effective manner. Finally, as no centralized network of social services exists in the County, many residents struggle to determine which non-profit to contact for various needs.

There is a dearth of service providers in the unincorporated Bexar County area. Consequently, the County works diligently to entice service providers to the balance of Bexar. Transportation is also non-existent in the unincorporated areas of Bexar County. This lack of effective transportation further isolates low- to moderate-income citizens from employment opportunities and impedes their access to health care and other public services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X		X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		X
Education	X		X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Haven for Hope was constructed in 2007 just west of downtown San Antonio. On the property are the Courtyard, an outdoor sleeping space, and the Transformational Campus, a center that offers services and shelter with an emphasis toward addressing the root causes of homelessness. Haven for Hope works with almost 100 service providers - approximately 33 with a location on the campus. Since its construction, Haven for Hope has become the central location through which services are delivered to the homeless.

The creation of Haven for Hope has changed the way homeless individual receive services. For the most part, the concentration of service providers into a “one stop shop” has increased access and efficiency. However, stakeholders interviewed during the public outreach process expressed a number of unmet needs in the service delivery system that still exist, including:

- Although Haven for Hope has been successful, it was never integrated into the existing service delivery system. An unanticipated consequence has been a concentration of resources at the campus; there is little available in the urban county.
- The success of the Courtyard at Haven for Hope illustrates a greater need for shelter space in the community.
- There has been recent difficulty placing veterans in housing due to state limitations on placing people with criminal backgrounds in some neighborhoods.
- There is a lack of available psychiatrists and mental health specialists, particularly for children.
- Homeless prevention programs usually require an eviction or some other crisis, which is usually too late, and are also restricted to too short of a timeframe. They are not prevention so much as crisis management.
- There is not enough permanent supportive housing in the County.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths

Bexar County's Ryan White Program administers grant funds received by the County that are intended to support the delivery of essential services to low-income persons and their families living with HIV/AIDS (PLWHA). All of the Ryan White funded care and service providers are well established and have strong community connections. Providers work together to optimize available services for PLWHA, always maintaining Ryan White as the payer of last resort. In addition, the Bexar County Department of Community Resources (BCDCR) and the Ryan White Planning Council developed a Resource Guide that provides additional information for medical and non-medical case managers in making client referrals.

The administrative agency for the San Antonio HIV Administrative Services Area has an excellent relationship with other community providers and publicly funded entities. Many non-Ryan White funded agencies serve on the Planning Council such as the Veterans Administration (VA), San Antonio Metropolitan Health District, and the Texas Department of State Health Services to ensure coordination and collaboration of services. The BCDCR leadership collaborates with organizations throughout Bexar County and the region, and have been instrumental in organizing community collaborations to expand services for PLWHA.

Gaps

Homeless service and other social service providers identified a number of gaps in the delivery system, including:

- A shortage of psychiatrists/mental health professionals and mental health case workers
- Youth becoming homeless after aging out of the foster care system
- Too few funding options for home repairs for the elderly

- Too few funding options for accessibility improvements for the disabled
- Programs that do not accept transgendered clients
- A lack of programs targeted to victims of human trafficking

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The South Alamo Regional Alliance for the Homeless (SARAH) serves as the governing body and Board of the region's Continuum of Care. SARAH is still in the process of updating many of the CoC's procedures after a recent restructuring of the Board of Directors. They are developing a coordinated assessment and access system, complete with Housing Referral Guidance and Eligibility and Priorities Policies for all homeless and homelessness prevention programs administered within the CoC in conformance with both the CoC and ESG Interim Rules. Application review for the County's ESG funding has been transitioned to SARAH.

The County will continue to support SARAH in their efforts to improve the service delivery system by identifying gaps in services, duplication of services, and scheduling regular meetings that allow homeless service providers to more efficiently serve the homeless population. County staff will continue to serve on SARAH's board and assist with the annual Point-in-time count.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide public services	2016	2020	Non-Homeless Special Needs	Countywide	Public Services	CDBG: \$1,170,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 1000 Households Assisted
2	Improve public facilities and infrastructure	2016	2020	Non-Housing Community Development	Countywide	Public Facilities and Infrastructure	CDBG: \$7,500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 7000 Households Assisted
3	Improve access to and quality of housing	2016	2020	Affordable Housing	Countywide	Affordable Housing	HOME: \$2,412,970	Homeowner Housing Added: 750 Household Housing Unit

4	Housing/services for persons who are homeless	2016	2020	Homeless	Countywide	Housing/services for the Homeless	ESG: \$948,145	Homeless Person Overnight Shelter: 150 Persons Assisted Homelessness Prevention: 150 Persons Assisted
5	Economic development	2016	2020	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$52,997	Businesses assisted: 10 Businesses Assisted
6	Planning and administration	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Planning and Administration	CDBG: \$2,180,748 HOME: \$268,105	Other: 1 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Provide public services
	Goal Description	Expand and continue non-housing community development supportive services.
2	Goal Name	Improve public facilities and infrastructure
	Goal Description	Continue and expand public facility improvements and improve and maintain infrastructure servicing households in low-income areas.
3	Goal Name	Improve access to and quality of housing
	Goal Description	New construction and preservation of quality affordable housing.
4	Goal Name	Housing/services for persons who are homeless
	Goal Description	Supporting short- and long-term homeless facilities, housing, and associated services.
5	Goal Name	Economic development
	Goal Description	Economic development activities for job creation and business development.
6	Goal Name	Planning and administration
	Goal Description	Administrative and planning costs to operate the CDBG, and HOME programs successfully.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

An estimated number of 167 low- to moderate-income families will be provided affordable housing through FY16 activities funded by HOME.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

The Housing Authority of Bexar County (HABC) has an active resident council, comprised primarily of public housing residents, that participates in meetings and events. Whenever possible, HABC staff encourage families to participate in their self-sufficiency programs to help improve their economic situation and quality of living.

Is the public housing agency designated as troubled under 24 CFR part 902?

HABC is not currently designated as troubled.

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The County's housing market presents significant natural impediments to development of an adequate supply of affordable housing for low to moderate-income people – lack of living wage employment opportunities, rising construction and land costs, increased competition and demand, and more. In addition, there are a number of public policy barriers that affordable housing developers and other stakeholders articulated during the public engagement process:

- The absence or obsolescence of utility infrastructure is a large financial barrier for non-profit developers. In the first case, tap fees can be challenging if the water/sewer mains are already in place. If mains need to be extended to reach the project, the cost are outright prohibitive. In the second case, the impact fees required to remediate and update old utilities are a burden. Utility companies can grant waivers to their fees, but non-profit developers have to compete with for-profit developers for them. Stakeholders indicated that fee waivers typically go to high end developments to spur investment, not to affordable housing.
- Developers of affordable housing must receive community support before their projects will be approved. This is an opportunity for NIMBYism to stop otherwise good projects.
- There is not enough gap financing available to make 4% tax credit deals viable. Allowing project-based Section 8 vouchers to be used would be a help, even if not a complete solution.
- Land cost in 9% tax credit deals can be a barrier because it's not an eligible basis. The state's scoring of "opportunity" areas for tax credits leaves out a lot of real estate between the urban core and exurban areas that would be viable for affordable housing. The areas with the points to qualify as "high opportunity" under the state's definition can still be missing key amenities such as transit access, but come with much higher land costs.
- There has been a significant increase in insurance premiums, especially hazard insurance. One developer reported a 22% premium increase over last 3 years.
- Clearing land title can be a barrier to infill development.
- There is no real incentive under the state's QAP for using part of the developer fee to support ongoing costs of the project.

Other barriers identified over the course of the outreach for the development of this Consolidated Plan, include:

- Lack of assistance available for elderly and LMI residents for major home repairs (foundation, roof, septic, HVAC, etc.) and emergency home repairs that would allow them stay in their homes
- Lack of senior housing developments, especially in light of the increase in this population
- Insufficient rental assistance for seniors and LMI residents with disabilities who may have other important financial obligations, such as health care and/or medication costs
- No assistance for deposits and other one-time fees for low-income renters who might otherwise be able to afford regular monthly housing costs
- Poor transit service or no transit service to more rural areas of the County, preventing access to places where housing is more affordable

Bexar County approved an updated Analysis of Impediments to Fair Housing Choice (AI) in 2010. The AI examined policy and other barriers to affordable housing in addition to factors that further limit fair housing choice in the County. The following impediments identified in the AI related specifically to housing affordability and public policies:

- Insufficient enforcement of fair housing laws and regulations
- Insufficient water and sewer infrastructure
- Limited public transportation in rural areas

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To eliminate barriers to affordable housing, Bexar County intends to work closely with developers, service providers, and other partners to identify their needs and address them through funding priorities and decisions. The County will continue to fund its TBRA program and CHDO partners, as well as prioritize activities such as:

- Homeowner and rental rehabilitation and accessibility modifications
- New senior housing
- Family housing, transitional housing, and permanent supportive housing for the chronically homeless
- Funding for infrastructure remediation or construction
- Transportation services
- Local community facilities and hubs for public service provision

SP-60 Homelessness Strategy – 91.215(d)

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

There are a number of ways in which Bexar County reaches out to homeless persons to assess their needs. The County is a member of the San Antonio Bexar County Continuum of Care (CoC). Each January, the CoC conducts a Point-in-Time (PIT) count of the County's sheltered and unsheltered homeless to ascertain the number and characteristics of the homeless population and to assess their needs.

As noted in San Antonio's 2016-2020 Consolidated Plan, other community outreach programs are directed at assessing individual homeless needs and reducing chronic homelessness. These programs include:

- Haven for Hope Outreach - engages homeless individuals on the street, 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.
- Center for Health Care Services (CHCS) PATH team - provides outreach and case management for homeless individuals with mental illness or substance abuse issues.
- Office of Veteran's Affairs Healthcare for Homeless Veterans – provides street outreach to homeless veterans and connects them to veteran benefits.
- Family Endeavors Supportive Services for Veteran Families – provides street outreach and outreach to the Courtyard at Haven for Hope for homeless veterans.

Addressing the emergency and transitional housing needs of homeless persons

Bexar County collaborates and coordinates with the Housing Authority of Bexar County, the regional CoC, and other local housing providers to establish priorities for the use of ESG funding. During the next five years, the County's federal funds will continue to support programs to provide decent and safe living environments for homeless and those at risk of becoming homeless, through funding such activities as case management; financial assistance for rent, utilities, and other critical expenses; and rapid re-housing.

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.

Increasing the amount of permanent housing with supportive services is a priority for the County. The majority of chronically homeless persons have severe mental illness and/or substance abuse issues. They require long-term, affordable housing options with supportive services in order to make the

transition to residential stability. In addition to permanent affordable housing, the County's strategy for ending chronic homelessness addresses each of the issues that most often cause this problem:

- The high prevalence of substance abuse among chronically homeless individuals
- Inadequate education and/or job skills among many homeless persons
- The shortage of affordable housing in Bexar County

The County will maintain coordination and collaboration with local non-profit agencies serving the homeless population. Bexar County will continue will use its entitlement grant funds to assist non-profit organizations that serve homeless individuals and families in the region.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Bexar County annually uses a portion of its funding from CDBG, HOME, ESG, and General Funds to provide financial assistance to persons who are at risk of homelessness and/or homeless. The County's, HOME funds currently fund a substantial Tenant Based Rental Assistance program. The County's CDBG, funds help support community based organizations that provide rental assistance and essential services to the homelessness, along with ESG funds which will help rapid re-housing individuals and families, prevent homelessness, and provide necessary case management. Bexar County will continue to work closely with its partners to provide funding to help low-income families and individuals avoid becoming homeless.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of San Antonio's Housing and Neighborhood Services Department conducts Lead-Based Paint Risk Assessments on homes built prior to 1978. Materials suspected of containing lead are sampled in accordance with the HUD Guidelines for the Evaluation of Lead-Based Paint in Housing, as per 24 CFR Part 35, EPA 40 CFR Part 745, OSHA 29 CFR 1926.62 and the Texas Environmental Lead Reduction Rules (TELRR). Dependent on grant funding, the San Antonio's Green and Healthy Homes Program (SAGHH) will continue to use HUD funds to address lead hazards in pre 1978 homes of low income families with children under the age of six.

How are the actions listed above related to the extent of lead poisoning and hazards?

While the County does not have the resources to ensure that lead risk is eliminated from the entirety of housing stock within its borders, it is compelled by the regulations cited above to ensure that its programs are carried out in ways that protect program participants, especially families with children, from exposure.

How are the actions listed above integrated into housing policies and procedures?

The County's current primary initiative is public education on the potential hazards of lead-based paint. Homeowners and tenants are provided with information about local lead based paint resources, and housing complexes are provided with signs to post in common areas.

The Housing Authority of Bexar County will continue to ensure that all its public housing and Housing Choice Voucher rental units are lead safe.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The root causes of poverty in the urban county are unemployment or underemployment, lack of education, limited access to health care, and limited access to transportation. The County recognizes that the best way to assist people in improving their economic positions is to provide employment opportunities. Therefore, through its policies and planning, the County will continue to encourage business growth and the availability of workforce training and educational opportunities in the community.

The County's chief anti-poverty strategy is based on attracting, retaining, and growing businesses and supporting workforce development, including job-training services for low-income residents. The County's planned anti-poverty policies, programs, and activities include:

- Workforce development
- Support services for new employees
- Assist in job creation, especially for the unemployed and underemployed
- Assistance for food, shelter, and training programs
- Development of new commercial/industrial facilities
- Commercial/industrial infrastructure development
- Rehabilitation of commercial/industrial facilities
- Promote small business and micro-enterprises
- Collaborate with community and economic development agencies, including the City of San Antonio, to attract new businesses or assist existing businesses to expand
- Revitalize community business districts to assist in the creation of new job opportunities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

As noted in the Needs Assessment of this Consolidated Plan, cost burden (paying more than 30% of household income for housing) is the most common housing problem for low- and moderate-income residents and is especially common among extremely low-income residents. By combining job creation, workforce development, and other income-raising activities with efforts to increase the supply of affordable housing, fewer residents will experience housing cost burden. In addition, the County will give affirmatively further fair housing by giving priority to affordable housing proposals located in higher-opportunity areas where lower income residents would be provided better access to employment and higher performing schools.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirement

Bexar County has established policies, standards, and procedures for the program, compliance and fiscal monitoring of CDBG, HOME and ESG funded projects.

In order to ensure that planned progress in meeting the goals set in the CP is being made, Bexar County Commissioners Court have established a process that ensures that progress to date is reported to them on a regular and consistent basis by the Community Development and Housing Division staff. In addition to the regular program reports, members of Commissioners Court receive information regarding the CAPER and the progress made to date regarding the identified goals when they set the annual public hearing schedule for the identification of CDBG, HOME, and ESG funded projects. Project status information on ongoing projects and any information regarding impediments to projects completed are reported monthly by the Director of Community Resources Department.

The Community Development and Housing staff has developed and utilizes a Project Schedule Form that details all federal rules and regulations that must be followed. The form contains deadlines for the completion of each project. Staff also utilizes Budget Financial Sheets that specify the project, the dollar amount, and the date of each payment made. The Budget Financial Sheet information is reconciled monthly and after every payment with the official records generated by the County's Financial System (Lawson). This reconciliation process, in conjunction with the onsite monitoring and the monitoring of contractual performance by sub-grantees, are the tools that are regularly used to ensure that Bexar County meets spend down expenditures requirements.

Contractual and inter-local agreements are used for allocating CDBG, HOME, and ESG funding, specifying the project activities and required performance measures. Because the Texas Constitution precludes counties from having the authority to make ordinances or housing codes, Bexar County requires the inclusion of the Modified Energy Code, Universal Design, ADA Modifications, and International Residence Code in its construction and housing contracts, as appropriate. Compliance with these contractual provisions are part of the on-site monitoring for each project.

Bexar County has established Small Minority Women-owned Business Enterprise (SMWBE) program. In concert with Bexar County's established procurement procedures, diligent efforts are made to advise, notify, attract and include Small Minority Women-owned Businesses for participation in CDBG, HOME and ESG projects.

Any obstacles or problems encountered in furthering the projects are identified and resolutions are identified and brought to the Director of Community Resources for approval and implementation. Contractually specified performance is required before Bexar County deems a project complete and makes final payment.

In Program Year 2009, Community Resources staff implemented an improved and more comprehensive monitoring plan. The Community Development & Housing division established a sub-recipient site visit schedule for all active projects. The scheduled visits were coordinated with the sub-recipients. Initial contact is made by phone to the sub-recipient to arrange a convenient time for the monitoring. Two weeks prior to the visit, a formal letter is sent to the sub-recipient confirming the date and time and including information on the scope of the monitoring visit and items to be reviewed. Prior to the site visit, a review of the files for each project is done to ensure that all items to be reviewed are included for the site visit. Site visits are conducted at least annually for Public Service projects, while Infrastructure, Public Facility, and Housing project site visits are made at least once during each phase of the project.

Staff assigned to CDBG construction projects also rely on telephone and electronic contacts and written communications received from architects, engineers, construction companies, citizens, and other stakeholders having an interest in the projects. Public Service agencies receiving CDBG funds must report documentation of income and residency of the persons receiving assistance. Random participant samples are reviewed as a cross-reference to the reports that are filed by the public service program recipients during monitoring visits. The grantee receives written feedback and direction following each monitoring visit. If a grantee is required to take remedial action, that action is specified and a deadline for action and response is also contained in the monitoring report.

In Program Year 2009, the Community Development and Housing Division of Bexar County's Community Resources received two nominations for "Best Practices" regarding the compliance and implementation of the Davis-Bacon and Elated Acts monitoring by the Department of Energy and HUD's Labor Relations Division (San Antonio Field Office).

HOME

HOME projects must meet the period of affordability requirement before the property can be transferred. HOME projects have additional sections in the contractual or inter-local agreements that govern the projects that ensure compliance with period of affordability requirements. These additional requirements are specified in Deeds of Trust or liens that prevent re-sale or transfer of property in any circumstance that violates the period of affordability. The re-capture provisions that attach to HOME projects are contained in the contract for funding and attach to property via Deeds of Trusts or liens.

The 25% match requirement for HOME projects is met either by contractual obligation of the project sponsor or by using Bexar County's accumulated match funds.

Fair Housing marketing requirements are fulfilled by having HOME fund recipients complete HUD form 935.2 "Affirmative Fair Housing Marketing Plan" and follow the County's Affirmative Marketing Procedures, included in the Unique Appendix.

The County has adopted the Recapture method to address the continued affordability of homebuyer housing acquired with HOME funds. In cases where HOME funds are provided directly to a developer (i.e. construction funding), the County will utilize the Resale method. Resale provisions require the homeowner to sell to another low-income homebuyer. The resale requirement must ensure that the

prices at resale provides the original HOME-assisted owner a “fair return on investment” and ensure that the housing will remain “affordable to a reasonable range of low-income homebuyers.” Both of these conditions are further defined in the attached official policy.

In a project where both the Development and Direct subsidies are provided, Recapture provisions shall apply. These provisions ensure that Bexar County recoups all or a portion of the HOME assistance to the homebuyer if the home does not continue to be the principal residence of the homebuyer for the duration of the affordability period. If the home does not continue to be the principal residence, and if the property is sold, leased, foreclosed upon, or if the client otherwise fails to adhere to program requirements within the affordability period and the net proceeds are not sufficient to repay the County, the amount to be recaptured will be limited to the net proceeds available from the sale.

Bexar County did not pursue any other form of investment for its HOME funds. Similarly, Bexar County did not use HOME funds to rehabilitate multi-family housing such that it would require refinancing of existing debt.

Annual Plan

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

Introduction

Currently, Bexar County receives CDBG, HOME, and ESG funds for housing construction, rehabilitation initiatives, public services, economic development, and other eligible activities. These funding sources are expected to be available over the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	\$2,180,749	\$0	\$0	\$2,180,749	\$8,722,996	The expected amount available for the remainder of the Con Plan is four times the 2016 annual allocation.
HOME	public - federal	Acquisition Homebuyer rehabilitation and down payment assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	\$536,215	\$0	\$0	\$536,215	\$2,144,860	The expected amount available for the remainder of the Con Plan is four times the 2016 annual allocation.

ESG	public - federal	Conversion and rehab for transitional housing Financial assistance Overnight shelter Rapid re-housing (rental assistance) Rental assistance Services Transitional housing	\$189,629	\$0	\$0	\$189,629	\$758,516	The expected amount available for the remainder of the Con Plan is four times the 2016 annual allocation.
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Table 55 - 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

Bexar County encourages all sub-recipients to contribute some of their own funding to the selected CDBG infrastructure and public facility projects. Bexar County annually leverages \$14 million in local, federal and private funding to extend the capacity of HUD funds so that more comprehensive projects can be undertaken and more low- to moderate-income persons can be assisted by project in the Urban County designation.

Bexar County requires organizations who receive HOME assistance to provide a 25% match using non-federal funds. ESG funds require a dollar for dollar match contributions.

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

Bexar County does not anticipate that any publically owned land or property will be used to address the needs identified in the Five-Year Consolidated Plan.

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	Provide public services	2016	2020	Non-Homeless Special Needs	Countywide	Public Services	CDBG: \$235,580	Public service activities other than Low/Moderate Income Housing Benefit: 333 Persons Tenant-based rental assistance / Rapid Rehousing: 205 Households
2	Improve public facilities and infrastructure	2016	2020	Non-Housing Community Development	Countywide	Public Facilities and Infrastructure	CDBG: \$1,509,020	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 7232 Households
3	Improve access to and quality of housing	2016	2020	Affordable Housing	Countywide	Affordable Housing	HOME: \$482,594	Homeowner Housing Added: 167 Households
4	Housing/services for persons who are homeless	2016	2020	Homeless	Countywide	Housing/services for the Homeless	ESG: \$189,629	Homeless Person Overnight Shelter: 28 Persons Homelessness Prevention: 30 Persons
5	Planning and administration	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Planning and Administration	CDBG: \$436,150 HOME: \$53,621	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Provide public services
	Goal Description	Expand and continue non-housing community development supportive services.
2	Goal Name	Improve public facilities and infrastructure
	Goal Description	Continue and expand public facility improvements and improve and maintain infrastructure servicing households in low-income areas.
3	Goal Name	Improve access to and quality of housing
	Goal Description	New construction and preservation of quality affordable housing.
4	Goal Name	Housing/services for persons who are homeless
	Goal Description	Supporting short- and long-term homeless facilities, housing, and associated services.
5	Goal Name	Planning and administration
	Goal Description	Administrative and planning costs to operate the CDBG, and HOME programs successfully.

AP-35 Projects – 91.220(d)

Introduction

The following project information for FY 2016 provides a comprehensive overview of CDBG, HOME, and ESG activities.

Projects

#	Project Name
1	Somerset Senior Citizens Center - Senior Program Support and Transportation
2	JOVEN. Inc. - Creating the Vision KID Fit Program
3	Paren/Child, Inc. - Family Service Worker
4	Boys and Girls Club of San Antonio - Great Futures Program
5	Greater Randolph Area Services Program - Northeast Senior Meal and Transit Program
6	Greater Randolph Area Services Program - Northeast Bexar County Rental Assistance Program
7	Society of St. Vincent de Paul - Essential Services Project
8	Somerset - Sixth Street Reconstruction Phase 5
9	Von Army - Quarterhorse Street Reconstruction and Drainage Improvements Phase III
10	Balcones Heights - Glenarm Place Street Reconstruction Phase I
11	Leon Valley - Conestoga Water and Sewer Replacement Project
12	Kirby - Pageland/Theodor Street Reconstruction
13	Universal City - Parkview Estates Storm Drainage Phase XII
14	Habitat for Humanity - Lenwood Heights
15	ESG Projects
16	Administration

Table 57 – Project Information

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

Bexar County is committed to allocating funds that serve the needs of the lowest income and most disadvantaged residents, which is reflected in the table of projects selected above.

The following are obstacles to meeting underserved needs in the County:

- The reduction of funding at the local, state, and federal levels will significantly limit the resources available to meet the needs of low and moderate income residents. With declining resources from various sources, the County and non-profit organizations will be unable to serve all persons who are in need of services and, in some cases, programs may cease to exist due to the decrease in funding.
- As the population of Bexar County continues to grow, continuing limitations on affordable housing will become a major barrier.

AP-38 Project Summary

Project Summary Information

1	Project Name	Somerset Senior Citizens Center - Senior Program Support and Transportation
	Target Area	Countywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: \$27,715
	Description	The project will provide assistance to Somerset Senior Citizens Center to maintain and deliver services to 40 unduplicated seniors age 62 years and older with the addition of 3 new clients who reside in Somerset, Von Ormy, and unincorporated areas of Bexar County. Funds will be used to provide center administrative support and transportation for senior activities. Matrix code 05A.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	19375 K Street, Somerset, Texas 78069
	Planned Activities	
2	Project Name	JOVEN. Inc. - Creating the Vision KID Fit Program
	Target Area	Countywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	The JOVEN Creando La Vision/KID Fit Program will serve 60 at risk youth ages 4-12 years of age. Funds will be used to provide life skills for prevention of drugs, etc. in the Lasoya and Sandy Oaks area within Precinct 1. Services for these youth will be free of charge. Matrix code 05D.
	Target Date	8/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	507 E. Mayfield, San Antonio, Texas 78214
	Planned Activities	
3	Project Name	Paren/Child, Inc. - Family Service Worker
	Target Area	Countywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: \$32,865
	Description	The project will provide case management services to families of children participating in PCI's Early Head Start Program at their Losoya and Gardendale locations. CDBG funds will be used to support staff salaries of the Family Engagement Worker assigned to the Losoya and Gardendale locations. Approximately 40 children and their families will be served by this project. Matrix code 05D.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Gardendale - 101 Daniel Road, San Antonio, Texas 78219 Losoya - 19810 Hw 281 South, San Antonio, Texas 78221 Headquarters - 1223 Brady Blvd., San Antonio, Texas 78207
Planned Activities		
4	Project Name	Boys and Girls Club of San Antonio - Great Futures Program
	Target Area	Countywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: \$40,000

	Description	The Boys and Girls Club of San Antonio will expand their Great Futures program to provide services for tutoring life skills, homework assistance, academic success, good character/citizenship and Healthy life styles to 110 at-risk children who reside in Precinct 4. Funds will be used to provide membership assistance to eligible families. Matrix code 05D.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Project - 3635 Candleglenn Road, San Antonio, Texas 78244 Agency - 600 SW 19th Street, San Antonio, Texas 78207
	Planned Activities	
5	Project Name	Greater Randolph Area Services Program - Northeast Senior Meal and Transit Program
	Target Area	Countywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	The GRASP Senior Meals and Transportation Program will serve 80 seniors (at this level of funding) with meals and transportation assistance. Funds will be used to provide membership assistance to eligible families. Matrix code 05A.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	250 Donalan, Converse, Texas 78109
Planned Activities		
6	Project Name	Greater Randolph Area Services Program - Northeast Bexar County Rental Assistance Program
	Target Area	Countywide
	Goals Supported	Provide public services

	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	The GRASP Rental Assistance Program will serve 125 households (at this level of funding) with emergency rental who reside in Precinct 4. Funds will be used to provide membership assistance to eligible families. Matrix code 05S.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	250 Donalan, Converse, Texas 78109
	Planned Activities	
7	Project Name	Society of St. Vincent de Paul - Essential Services Project
	Target Area	Countywide
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000
	Description	The project will assist 80 unduplicated low to moderate income households with rent and utility assistance. Households will reside in Bexar County's urban jurisdiction or one of the participating cities. CDBG funds will be used for direct client benefit (\$500 rental assistance and \$250 utility assistance), salaries, and rental of facility. Matrix code 05S.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1 Haven for Hope Way, San Antonio, Texas 78207
Planned Activities		
8	Project Name	Somerset - Sixth Street Reconstruction Phase 5
	Target Area	Countywide
	Goals Supported	Improve public facilities and infrastructure

	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$300,000
	Description	The project consists of the design and reconstruction of Sixth Street. The project includes but is not limited to increasing the width of traffic lanes by 5 feet on each side. Matrix code 03K.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Sixth Street, Somerset, Texas 78069
	Planned Activities	
9	Project Name	Von Ormy - Quarterhorse Street Reconstruction and Drainage Improvements Phase III
	Target Area	Countywide
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$250,000
	Description	The project consists of the design and reconstruction of Quarter Horse. The project includes but is not limited to 1,266 linear feet of roadway reconstruction, drainage improvements, driveway reconstruction, and water main rehabilitation. Matrix code 03K.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Quarterhorse Street, Von Ormy, Texas 78073.
Planned Activities		
10	Project Name	Balcones Heights - Glenarm Place Street Reconstruction Phase I
	Target Area	Countywide
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$280,000

	Description	The project consists of the design and reconstruction of approximately 615 linear feet of street and drainage improvement that includes ADA compliant sidewalks for 41 households. Matrix code 03K.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Glenarm Place, Balcones Heights, Texas 78201
	Planned Activities	
11	Project Name	Leon Valley - Conestoga Water and Sewer Replacement Project
	Target Area	Countywide
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$160,992
	Description	The project consists of the design and construction of water and sewer improvements for 12 households. The project includes but is not limited to the replacement of 500 feet of 8" asbestos-concrete pipe with new 8" PVC water main, installing 3 new grate valves, re-connecting all service lines, installation of new sewer man holes, installation of 12 sanitary sewer lateral connections with associated bypass pumping. Matrix code 03J.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Conestoga Street, Leon Valley, Texas 78238
	Planned Activities	
12	Project Name	Kirby - Pageland/Theodor Street Reconstruction
	Target Area	Countywide
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$218,028

	Description	The project consists of the design and reconstruction of approximately 1,150 linear feet of street, curb, sidewalk, and driveway improvement that includes ADA compliant sidewalks. Matrix code 03K.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Pageland Drive and Theodor Drive, Lirby, Texas 78129
	Planned Activities	
13	Project Name	Universal City - Parkview Estates Storm Drainage Phase XII
	Target Area	Countywide
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$300,000
	Description	The project consists of the excavation of 2,175 cubic yards of material in order to create a 756 linear-foot earthen channel, installation of 1,516 linear feet of concrete retainage walls, removal of 758 linear-feet of existing residential fencing to be located and replaced with 758 linear feet of privacy fencing, and the installation 758 linear-feet of chain-link fence non the opposite side of the channel. Matrix code 031.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	200 Parkview Estates, Liberty City, Texas 75662
Planned Activities		
14	Project Name	Habitat for Humanity - Lenwood Heights
	Target Area	Countywide
	Goals Supported	Improve access to and quality of housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$482,594

	Description	The project will provide affordable housing for 167 first time homebuyers. The project is a 26.161 acre tract of land located on South ACME Road south of West Commerce Street in San Antonio, Texas, Precinct 2. The targeted population will be for families earning \$28,000 per year. Matrix code 12.
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	S Acme Road, San Antonio, Texas , 78237
	Planned Activities	
15	Project Name	ESG Projects
	Target Area	Countywide
	Goals Supported	Housing/services for persons who are homeless
	Needs Addressed	Housing/services for the Homeless
	Funding	ESG: \$189,629
	Description	Alpha Home - Recovery Support HomeThe project will support 120 day stays for 28 unduplicated women at the Recovery Support Home and their continuing Outpatient Substance use Disorder Treatment at Alpha Home. Funding would help provide group and individual counseling, 24-hour onsite staff supervisor, case management, transportation and meals. Matrix code 03T.Thrive Youth Center - Homeless Prevention ProgramThrive Youth Center will utilize ESG funds for case management, application fees, utility and security deposit, and rental assistance to 50 unduplicated qualified individuals who are between 18-24 years of age and who are homeless or at risk for homelessness. Matrix code 05S.
	Target Date	8/31/2017
Estimate the number and type of families that will benefit from the proposed activities		

	Location Description	Alpha Home - Recovery Support Home 2312 N Main Avenue, San Antonio, Texas 78212 Thrive Youth Center - Homeless Prevention Program 1 Haven for Hope Way, San Antonio, TX 78207
	Planned Activities	
16	Project Name	Administration
	Target Area	Countywide
	Goals Supported	Planning and administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$436,149 HOME: \$53,621
	Description	
	Target Date	8/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	233 N. Pecos, Suite 320, San Antonio, Texas 78207
	Planned Activities	

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 median household income of northern Bexar County is much higher than that of southern Bexar County. This reinforces the perceptions held by stakeholders interviewed during the public engagement process that the southern part of the County has fewer resources and lower income residents.

Bexar County has a high Hispanic population (58.7% in 2012), and Hispanic residents live throughout the County. In fact, more Whites throughout the County (including San Antonio) identify as Hispanic than as not Hispanic. However, there are still some clear racial and ethnic settlement patterns in the County.

Hispanics are predominant in the south and southwest while Whites are predominant in the north and east. Black households are much more likely to live in eastern San Antonio; Non-whites in general are more likely to live in the southern and eastern parts of the County, in Precincts 1 and 4. Whites and Asians are more represented in Precincts 2 and 3.

There are thirty-two (32) incorporated municipalities that are within or partly within Bexar County. Eighteen (18) of these are part of the urban county jurisdiction and may apply to the County for federal funds: Balcones Heights, China Grove, Converse, Elmendorf, Grey Forest, Hill Country Village, Helotes, Kirby, Leon Valley, Live Oak, Sandy Oaks, Schertz, Selma, Somerset, St. Hedwig, Terrell Hills, Universal City, and Von Ormy.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100%

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Bexar County does not allocate funds by target areas. Rather, the County allocates funds based upon the priorities that have been identified by citizens participating in the public input process and through the regular planning contacts made with the Chief Elected Officials of the participating cities. The County will use CDBG, HOME, and ESG funds throughout the jurisdiction to serve low and moderate-income persons.

AP-55 Affordable Housing – 91.220(g)

Introduction

The County will use its federal funds for new affordable housing and to rehabilitate existing housing units. The special needs population will be served through grants to local service providers. The homeless population will be served through assistance grants to local service providers. The following estimates have been based on the information in SP-45.

One Year Goals for the Number of Households to be Supported	
Homeless	58
Non-Homeless	372
Special-Needs	333
Total	763

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	205
The Production of New Units	167
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	372

Table 60 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Bexar County (HABC) was founded in 1975. Its mission is “to provide affordable housing that is in decent and safe condition, to be stewards of public funds and trust, and to serve all customers with respect and compassion. To guide our participants to become economically self-sufficient, and improving the livelihood of citizens who are in need within the City of San Antonio and the County of Bexar.”

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

HABC’s strategy for improving living environments is based on regular unit and building maintenance and repair, including HVAC improvements, interior modernization, roof replacement, fencing, and painting. To help the families with Section 8 vouchers find decent and affordable housing, HABC has increased its voucher payment standards above 100% of HUD’s FMRs.

According to their 2016-2017 Annual Plan, HABC plans the following actions to address housing needs:

- Maximize and maintain lease-up rates in the HCV program.
- Educate families in their housing search by counseling and providing relevant information tailored to meet the program participant’s needs.
- Seek opportunities to apply for and offer additional programs and services, including Special Purpose Vouchers, Project-Based Vouchers and HUD-VASH vouchers.
- Pursue additional alternative funding sources.

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

HABC sponsors and supports self-sufficiency programs focused at helping their residents improve their economic situation and quality of living. The FSS program is voluntary, but the Housing Authority is encouraging its residents to participate. The program provides participating families the opportunity to identify needs, improve skill sets, and work towards life goals, economic independence, and housing self-sufficiency. About 170 of HABC residents have been impacted by the self-sufficiency program.

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

HABC is not currently designated as troubled.

Discussion

Although not an owner or operator of public housing, Bexar County shares HABC’s mission of providing affordable housing to its residents that is in decent and safe condition. To achieve that mission, the County has included the goals of “Improve access to and quality of housing” and “Housing/services for

persons who are homeless” in its FY2016-2020 Strategic Plan. The County is funding the following projects and activities that advance those goals in FY2016:

- Habitat for Humanity - Lenwood Heights
- Alpha Home - Recovery Support Home
- Thrive Youth Center - Homeless Prevention Program

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

Introduction

As a participant in the local County Continuum of Care (CoC), led by the South Alamo Regional Alliance for the Homeless (SARAH), the County is a partner in the plan to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations.

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

There are a number of ways in which Bexar County reaches out to homeless persons to assess their needs. Each January, the CoC conducts a Point-in-Time (PIT) count of the County's sheltered and unsheltered homeless to ascertain the number and characteristics of the homeless population and to assess their needs. Bexar County's continued participation in the PIT study will allow the County the ability to collect information to be used in setting priorities, written standards, and performance measures for the area.

As noted in San Antonio's 2016-2020 Consolidated Plan, other community outreach programs are directed at assessing individual homeless needs and reducing chronic homelessness. These programs include:

- Haven for Hope Outreach - engages homeless individuals on the street, 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.
- Center for Health Care Services (CHCS) PATH team - provides outreach and case management for homeless individuals with mental illness or substance abuse issues.
- Office of Veteran's Affairs Healthcare for Homeless Veterans – provides street outreach to homeless veterans and connects them to veteran benefits.
- Family Endeavors Supportive Services for Veteran Families – provides street outreach and outreach to the Courtyard at Haven for Hope for homeless veterans.

Addressing the emergency shelter and transitional housing needs of homeless persons

Bexar County collaborates and coordinates with the Housing Authority of Bexar County, the regional CoC, and other local housing providers to establish priorities for the use of ESG funding.

During FY 2016, the County's federal funds support the following shelter and transitional housing programs:

- Alpha Home and Thrive Youth Center: support for 120 day stays for 28 women at the Recovery Support Home and their continuing Outpatient Substance use Disorder Treatment at Alpha Home. Funding would help provide group and individual counseling, 24-hour onsite staff supervisor, case management, transportation, and meals.
- Thrive Youth Center: case management, application fees, utility and security deposit, and rental assistance to 50 qualified individuals who are between 18-24 years of age and who are homeless or at risk for homelessness.

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.

Increasing the amount of affordable housing is a priority for the County. The majority of chronically homeless persons have severe mental illness and/or substance abuse issues and require long-term, affordable housing options in addition to supportive services in order to make the transition to residential stability.

During FY 2016, the County's federal funds support the following affordable housing programs:

- Habitat for Humanity: affordable housing for 167 first time homebuyers. The targeted population will be for families earning \$28,000 per year.

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

Bexar County annually provides financial assistance to persons who are at risk of homelessness and/or homeless. The County funds rental assistance and essential services to the homelessness, along with rapid re-housing and necessary case management.

During FY 2016, the County's federal funds support the following supportive service programs:

- Somerset Senior Citizens Center: assistance to Somerset Senior Citizens Center to maintain and deliver services to 40 seniors age 62 years and older. Funds will be used to provide center administrative support and transportation for senior activities.
- Greater Randolph Area Services Program: The GRASP Senior Meals and Transportation Program will serve 300 seniors with meals and transportation assistance.
- Greater Randolph Area Services Program: The GRASP Rental Assistance Program will serve 1,900 households with emergency rental who reside in Precinct 4.
- Society of St. Vincent de Paul: assist 80 low- to moderate-income households with rent and utility assistance.

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

Introduction:

The County's housing market presents significant impediments to development of an adequate supply of affordable housing for LMI individuals and families. Barriers identified over the course of the outreach for the development of this Consolidated Plan, include:

- High impact fees/utility tap fees and/or high construction costs for new utility lines that prevent non-profit and affordable housing developers from competing
- Lack of assistance available for elderly and LMI residents for major home repairs (foundation, roof, septic, HVAC, etc.) and emergency home repairs that would allow them stay in their homes
- Lack of senior housing developments, especially in light of the increase in this population
- Insufficient rental assistance for seniors and LMI residents with disabilities who may have other important financial obligations, such as health care and/or medication costs
- No assistance for deposits and other one-time fees for low-income renters who might otherwise be able to afford regular monthly housing costs
- Poor transit service or no transit service to more rural areas of the County, preventing access to places where housing is more affordable
- High land and construction costs, limiting the construction of new affordable homes
- Lack of available funding

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

Bexar County, like all other counties in Texas, does not have ordinance making authority. It cannot enforce zoning ordinances or building codes. Instead, Bexar County funds projects intended to offset the negative effects of public policies on affordable housing development.

To eliminate barriers to affordable housing, Bexar County will work closely with developers, service providers, and other partners to identify their needs and address them through funding priorities and decisions. The County will continue to fund TBRA and CHDO partners, as well as prioritize activities such as:

- Homeowner and rental rehabilitation and accessibility modifications
- New senior housing
- Family housing, transitional housing, and permanent supportive housing for the chronically homeless
- Funding for infrastructure remediation or construction
- Transportation services
- Local community facilities and hubs for public service provision

AP-85 Other Actions – 91.220(k)

Introduction:

The following information illustrates other actions that Bexar County will take to address its priority needs.

Actions planned to address obstacles to meeting underserved needs

The primary impediment to the County's ability to meet underserved needs is the limited amount of funding to address identified priorities. The County will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs.

During its FY 2016 Program Year the County will take the following actions:

- Leverage its financial resources to apply for additional public and private funds
- Continue to provide funds for housing for both owner-occupied and rental units
- Participate in regional planning and coordination efforts to build better communication and understanding of agencies in the County
- Continue its support and cooperation with the Continuum of Care
- Provide assistance for residents who are at risk of becoming homeless.

Actions planned to foster and maintain affordable housing

The County will continue to support its goals of maintaining and expanding affordable housing by utilizing its CPD allocation to create new opportunities for affordable rental and homeownership and rehabilitate existing affordable units. The amount of funds allocated for these activities for FY16 is \$480,046.

Actions planned to reduce lead-based paint hazards

The County will continue to ensure compliance with the HUD lead-based paint regulations that implement Title X of the Housing and Community Development Act of 1992, which covers the CDBG and HOME programs, among others.

In recognition of the number of houses in the County that may have lead based paint and the limited financial ability of the low- to moderate-income residents have to abate lead based paint hazards without financial assistance, Bexar County will continue its efforts to assist clients with referrals to the City of San Antonio's Lead Based Paint program.

Actions planned to reduce the number of poverty-level families

CDBG, HOME, and ESG funding is integrated into the programs that address poverty and homelessness by participating agencies that are served by the South Alamo Regional Alliance for the Homeless Continuum of Care, the San Antonio Area HIV Health Services Planning Council, and the Housing Authority of Bexar County. These agencies, and others, provide much needed services to assist residents

that are living in poverty. Further programs such as job training, social workers, transportation assistance, and Tenant Based Rental Assistance (TBRA) reduce the impact of poverty and provide for income growth for families living in poverty.

Actions planned to develop institutional structure

The County's Department of Community Resources plans to continue to strengthen its working relationships with local social service agencies and its Participating Cities. Public and non-profit agencies that are critical to the institutional structure must work cooperatively, and agency staff have the ability and expertise to deliver services efficiently and effectively, often with years of expertise in their respective fields.

The County plans to improve coordination among its partners to promote a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions.

Actions planned to enhance coordination between public and private housing and social service agencies

The County is committed to continuing its participation and coordination with municipalities, federal, state, and local agencies, as well as with the private and non-profit sectors, to serve the needs of LMI individuals and families in the County. Through its allocation process of CPD funds, Bexar County is able to enter into contracts. Where possible, Bexar County will include coordination among different community partners as part of the deliverables in its funding contracts. Greater technical assistance will be provided to social service and housing providers to assist them in attaining their goals, particularly when they overlap with those of the City.

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

Introduction:

This section describes program specific requirements for CDBG and HOME funds.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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	0
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
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County will use no other forms of investment other than those described in 24 CFR 92.205(b) in the administration of HOME funds.

Bexar County is not a recipient of American Dream Down Payment Initiative (ADDI) funds.

All HOME projects will meet the Period of Affordability requirement before the property can be transferred. HOME project contracts have sections in the contracts or Inter-local Agreements that require compliance with Period of Affordability requirements. These requirements are specified in Deeds of Trust or Liens that ensure compliance with the Period of Affordability.

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:

The County has adopted Recapture and Resale methods to address the continued affordability of homebuyer housing acquired with HOME funds. In a project where both the Development and Direct subsidies are provided, Recapture provisions shall apply. These provisions ensure that Bexar County recoups all or a portion of the HOME assistance to the homebuyer if the home does not continue to be the principal residence of the homebuyer for the duration of the affordability period. If the home does not continue to be the principal residence, and if the property is sold, leased, foreclosed upon, or if the client otherwise fails to adhere to program requirements within the affordability period and the net proceeds are not sufficient to repay the County, the amount to be recaptured will be limited to the net proceeds available from the sale.

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:

The County has adopted Recapture and Resale methods to address the continued affordability of homebuyer housing acquired with HOME funds. In cases where HOME funds are provided directly to a developer (i.e. construction funding), the County will utilize the Resale method. Resale provisions require the homeowner to sell to another low-income homebuyer. The resale requirement must ensure that the prices at resale provides the original HOME-assisted owner a “fair return on investment” and ensure that the housing will remain “affordable to a reasonable range of low-income homebuyers.” Both of these conditions are further defined in the attached official policy.

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:

The County does not intend to refinance any existing debt secured by multi-family housing that is or has been rehabilitated with HOME funds (reference 24 CFR 92.206(b)).

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

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

Included as attachment.

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 South Alamo Regional Alliance for the Homeless (SARAH) serves as the governing body and Board of the region’s Continuum of Care. SARAH is still in the process of updating many of the Continuum of Care’s (CoC) procedures after a recent restructuring of the Board of Directors. They are developing a

coordinated assessment and access system, complete with Housing Referral Guidance and Eligibility and Priorities Policies for all homeless and homelessness prevention programs administered within the CoC in conformance with both the CoC and ESG Interim Rules. Application review for the County's ESG funding has been transitioned to SARAH.

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).

Bexar County Commissioners receive applications for HUD funds. Following its established Citizen Participation Plan and HUD guidelines, Bexar County Commissioners Court makes allocations and funds projects that address the housing needs of its constituents. Bexar County Commissioners also consider the needs identified by the CoC when considering funding for projects that address homelessness.

Bexar County's Citizen Participation and Consultation process for ESG is the same as the CDBG and HOME process where the County begins with the public input process based on multiple public hearings held each January and February. The citizen participation process allows for citizens, community agencies and local continuum of care the opportunity to provide input on the use of all funding. Notification of the public hearings was published in Bexar County's newspaper of largest distribution, the San Antonio Express News. Information is made available to all Participating Cities, current and previous sub-recipients and displayed on our website as identified in the County's Citizen Participation Plan. Letters are sent to notify and invite participating cities, community based organizations, non-profit organizations, community partners, local continuum of care and housing providers of the funding allocations. Each of the public hearing locations are handicapped accessible and bilingual staff are present. Staff is available to assist persons who communicate in Spanish. Applications are accepted for funding and recommended based upon program eligibility, agency capacity, experience, project scope, Consolidated Plan Priorities and citizen participation process input.

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.

N/A

5. Describe performance standards for evaluating ESG.

Continuum of Care Performance Targets for Prevention

- Exits from Prevention to Permanent Housing
 - Individuals: 90% of total number of participants (individuals)
 - Families: 95% of total number of participants (families)
- Returns to homelessness after receiving Prevention Assistance: 5% or less of total number of participants
- Maintain or increase employment income: 25% or greater of total number of participants

- Maintain or increase overall income: 50% or greater of total number of participants
- Maintain or increase number of benefits received: 50% or greater of total number of participants

Continuum of Care Performance Targets for Rapid Rehousing

- Exits from Rapid Rehousing to Permanent Housing
 - Individuals: 75% of total number of participants (individuals)
 - Families: 85% of total number of participants (families)
- Returns to homelessness after receiving Prevention Assistance: 10% or less of total of number of participants
- Maintain or increase employment income: 20% or greater of total number of participants
- Maintain or increase overall income: 45% or greater of total number of participants
- Maintain or increase number of benefits received: 35% or greater of total number of participants
- Average length of stay: 90 days or less