



**Fiscal Year 2017**

# **Annual Action Plan**

*for CDBG, HOME, and ESG Programs*

---

**August 2017**

**Prepared by:**

**Bexar County**

Community Development Department

Community Development and Housing Division

# Executive Summary

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

### **1. Introduction**

As a recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD), Bexar County is required to prepare and submit a Consolidated Plan every five years. The County's current Consolidated Plan was approved in 2016 and amended in 2016. This plan covers the County second year of the five-year period from 2016 through 2020 and applies to the following three federal grant programs:

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships Grant (HOME); and
- Emergency Solutions Grant (ESG)

The Consolidated Plan is a document developed through a collaborative process whereby Bexar County's stakeholders have helped identify community improvement needs and priorities to address federal grant funds and other available resources. To ensure the maximum participation of the community's residents and to comply with the County's HUD approved Citizen Participation Plan the County implemented an extensive process that included surveys, community meetings, and public hearings. Through this process, the residents of Bexar County participated in a multitude of opportunities to shape the priorities and strategies of the Consolidated Plan and the Substantial Amendment to the Consolidated Plan. The Annual Action Plan for Fiscal Year (FY) 2017-2018 (the second year of the Consolidated Planning period) includes activities the County will undertake to address its priority needs and objectives as outlined in the 2016-2020 Amended Five Year Consolidated Plan. These activities will be undertaken with the CDBG, HOME, and ESG program funds. The amounts are \$2,184,760, \$540,159, and \$196,327 respectively. All activities proposed for FY 2017-2018 meet one of the following three national objectives:

- Activities which benefit low and moderate income persons;
- Activities which aid in the prevention or elimination of slums or blight; and
- Activities that are designated as having a particular urgency.

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

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

The County has extensive housing and community development needs, and CDBG, HOME and ESG funds are not sufficient to address all the needs of the County. The County will use CDBG, HOME and ESG

funds, in conjunction with other funding as it becomes available, to coordinate projects and services to meet the objectives of all programs. The identified needs are increasing homeownership opportunities; conserving the supply of existing owner and rental housing; expanding the stock of affordable housing; increasing the length of stay in rental housing; providing educational and recreational programs; increasing livability of neighborhoods; assisting homeless persons, supporting senior services, economic development, and implementing ADA improvements where feasible. The associated goals and priorities identified include:

**CDBG Priority:** Workforce Development, Youth and Senior Services

**Goal:** Address Non-Housing Community Development needs by providing public services.

**CDBG Priority:** Infrastructure **Goal:** Address Non-Housing Community Development Homeless in CDBG public improvement and public facility projects as they are identified

**HOME priority:** Rental Units Constructed/Rehab

**Goal:** Expanding the stock of affordable (rental) housing.

**HOME priority:** Homebuyer **Goal:** Improve access to and quality of housing

**ESG Priority:** Homeless Prevention and Rapid Rehousing

**Goal:** Housing/Services for person who are homeless

Goal	Category	Geographic Area	Needs Addressed	Funding		
Planning and administration	Affordable Housing	Countywide	Planning and Administration	CDBG :	\$436,952	
	Public Housing			HOME :	\$54,015	
	Homeless			ESG :	\$14,724	
	Non-Homeless Special Needs					
	Non-Housing Community Development					
	Start Year: 2016	End Year: 2020	Outcome: Sustainability	Objective: Create suitable living environments		
Narrative:						
Goal Outcome Indicator		Quantity	Number			
Improve public facilities and infrastructure	Non-Housing Community Development	Countywide	Public Facilities and Infrastructure	CDBG :	\$1,420,694	
	Start Year: 2016	End Year: 2020	Outcome: Availability/ accessibility	Objective: Create suitable living environments		
	Narrative:					
	Goal Outcome Indicator		Quantity	Number		
	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit		5,798	Persons Assisted		
Provide public services	Non-Homeless Special Needs	Countywide	Public Services	CDBG :	\$327,114	
	Start Year: 2016	End Year: 2020	Outcome: Availability/ accessibility	Objective: Create suitable living environments		
	Narrative:					
	Goal Outcome Indicator		Quantity	Number		
	Public service activities other than Low/Moderate Income Housing Benefit		1,508	Persons Assisted		
Improve access to and quality of housing	Affordable Housing	Countywide	Affordable Housing	HOME :	\$486,144	

### Action Plan Objectives and Outcomes1

	Start Year: 2016	End Year: 2020	Outcome: Affordability	Objective: Provide decent affordable housing		
	Narrative:					
	Goal Outcome Indicator		Quantity	Number		
	Homeowner Housing Added		13	Household Housing Unit		
	Rental units rehabilitated		100	Household Housing Unit		
Housing/services for persons who are homeless	Homeless	Countywide	Housing/ser vices for the Homeless	ESG :	\$181,603	
	Start Year: 2016	End Year: 2020	Outcome: Affordability	Objective: Provide decent affordable housing		
	Narrative:					
	Goal Outcome Indicator		Quantity	Number		
	Tenant-based rental assistance / Rapid Rehousing		93	Households Assisted		
	Homelessness Prevention		46	Persons Assisted		

### Action Plan Objectives and Outcomes

### 3. Evaluation of past performance

Annual Action Plan  
2017

4

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

In 2016 Bexar County is currently administering the FY 2016 grant program. The program year runs from October 1, 2016 to September 31, 2017. The Comprehensive Annual Performance and Evaluation Report (CAPER) for this year will be available for public review during December, 2017. The last CAPER, for FY 2015, covered the period through October 1, 2015. During FY 2015, Bexar County received \$2,106,523 in CDBG funds and spent a total of \$1,373,804. The County allocated the grant funds to eleven public service projects, eight infrastructure projects, three public facility projects, one housing project which assist a total of 56,165 low to moderate income households. During FY 2016, Bexar County received \$2,106,523 and funded six municipalizes and eleven public service projects. In addition, the County funded several smaller municipal projects from funds remaining from completed projects in older years. All projects have been implemented and will be reported on in the CAPER for FY 2016 in December 2017. The County's Continuum of Care (South Alamo Regional Alliance for the Homeless (CoC) utilizes McKinney Vento funds from HUD to support permanent supportive housing, the Homeless Management Information System and a Rapid Re-housing program. The CoC receives approximately \$8.3 million in Annual Demand funding, \$300,000 in Planning and may receive up to \$600,000 in Permanent Housing Bonus funding.

The County has completed the following accomplishments towards meeting the Consolidated Plan goals:

- Partnered with Habitat for Humanity to acquire land, clear and make infrastructure improvements in support of development 14 new affordable housing units completed.
- Partnered with NRP for construction of 120 multi-family rental housing units for low income families.
- Partnered with non-profits agencies to provide low income youth, seniors, families, disabled persons with social services.
- Partnered with participated cities to provide infrastructure for low to moderate income persons.

With these accomplishments, the County was able to improve the processes as it relates to recordkeeping requirements, overall management systems, subrecipient grant management, rapid rehousing, homelessness prevention, lead-based paint due to the recent CPD Monitoring that the County underwent in April 2017. The County has since development new policies and procedures to include program selection processes that will ensure compliance with program requirements.

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

Summary from citizen participation section of plan.

Bexar County follows the Citizen Participation Plan included as part of the 2016-2020 Consolidated Plan. Such outreach included:

1. Informing the municipalities and organizations of the availability of funds, application deadline, and first public hearing date. Letters and emails were sent out in early December 2016.
2. Two public meetings were held in February 2017. Information about the hearings were sent to all municipalities and interested agencies in December 2016. The hearings were advertised in the San Antonio Express Newspapers and email blasts sent to interested parties as reminders.
3. The Action Plan was disseminated by email to all of the participating jurisdictions as well as organizations that represent low- and moderate-income persons and those with limited English proficiency. The third public hearing announcement was included in this communication
4. The third hearing was held during the regularly scheduled meeting of the Bexar County Commissioners Court on June 20, 2017 at 10:30 a.m.

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

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

Four written public comments were received and 61 individuals were in attendance at public hearings that the County held during the 2017-2018 Action Plan process.

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

All comments from the public were accepted and reviewed.

## **7. Summary**

Each year, Bexar County is required to prepare an Action Plan specifying how resources will be allocated to address the priorities established in the Consolidated Plan. The FY 2017-2018 One-Year Action Plan specifies how CDBG, HOME and ESG funds will be allocated to achieve the community development and affordable housing priorities of the 2016-2020 Consolidated Plan. The FY 2017-2018 Action Plan covers the second year in the County's FY 2016-2020 Consolidated Plan period. The Five-Year Consolidated Plan and the One-Year Action Plan are required as part of the application and planning processes for the second formula-based federal housing and community development programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Shelter Grants (ESG).

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	BEXAR COUNTY	
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 (optional)**

The Community Development and Housing Division of the Economic and Community Development Department is responsible for administering Bexar County’s CDBG, HOME, and ESG programs and allocations.

**Consolidated Plan Public Contact Information**

Bexar County Community Development and Housing Division

Attention: CDBG, HOME and ESG

233 N. Pecos, Suite 320, San Antonio, Texas 78207

(210)335-6648

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

### **1. Introduction**

The County's outreach and consultation strategies included the formation of community outreach partnerships with housing services and mental health providers; workforce developers; community advocates; citizens and local continuum of care. Three Consolidated Plan Community Forums were conducted to solicit input from the community at large.

### **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))**

Bexar County has long been committed to fostering relationships with local community groups. Several nonprofit organizations in the community have been working with the County to manage projects and programs that assist lower income residents. A variety of support services in the areas of education, job-training, homeless and senior and youth services augment the County's efforts in these areas. Results of the community forums and surveys were published and reported publicly to Bexar County's Commissioners Court. Each segment of the community outreach and planning process was transparent to ensure the public knew their input was being collected, reviewed, and considered.

### **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.**

HUD charges communities that receive funds under the Homeless Continuum of Care (CoC) Program of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) with specific responsibilities. The South Alamo Regional Alliance for the Homeless (SARAH) is the local Continuum of Care Lead Agency within San Antonio and Bexar County. This area also includes several Public Housing Authorities and the ESG, CDBG, HOPWA, HOME and Veteran Administration service areas. The CoC Governance Board meets on a monthly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systematic approach to address homelessness. These are public meetings in which the community of providers and stakeholders are welcome to attend and provide comment. The County is represented on the CoC general membership by the Director of the Community Development Department. Through regular attendance and participation in the CoC meetings, the County consults with the CoC to develop cooperative plans and strategies to leverage resources to provide homeless services, and is informed of changes in local goals, objectives and performance measures. The County is also a member of the SA Housing Coalition which is represented by public and private agencies including the local 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Consultations with the CoC help allocate ESG funds by assisting the County, in coordinating the prioritization and use of resources with local needs. Through this process, the County is able to design programs that are consistent with applicable federal and local standards while distributing funds in an efficient manner. Further, ESG jurisdictions inclusive of the County, created a CoC ESG Policy and Operations Guide which lays out federal, state and local standards, policies and regulations for ESG, along with local jurisdictions' standards and policies.

The CoC assists in setting standards for what outcomes homeless programs should accomplish during their contract period. Consultations with the CoC allow for an open dialog to discuss how to establish performance measures that benefit the broader goals of the region. In doing so, the County is informed of the standards that ESG funds demand, as well as other best practice outcomes and is able to incorporate these goals when negotiating contracts with sub-recipients.

A Homeless Management Information System (HMIS) is essential to efforts to coordinate client services and inform community planning and public policy. Analysis of information gathered through HMIS is critical to the preparation of periodic accounting of homelessness in Bexar County.

The CoC entered into a Memorandum of Understanding (MOU) with Haven for Hope as the CoC's recognized HMIS Lead. As the HMIS administrator they are responsible for building reports and making them available to the CoC. This includes the data quality reports necessary for data correction. The HMIS staff will be responsible for the ongoing maintenance of existing reports as well, which includes changes in reports as updates are made to the system, training and monitoring. All ESG funded organizations enter information to the HMIS system.

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

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

1	<b>Agency/Group/Organization</b>	South Alamo Regional Alliance for the Homeless
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The CoC was consulted with the anticipated outcome to align funding sources in order to improve performance so that the County strategic plan mirrors the CoC's. The County also utilized the CoC as a pivotal point to initiate input from homeless individuals and organizations. The County created a survey in which it now utilizes to capture data to prioritize its funding sources.
2	<b>Agency/Group/Organization</b>	Somerset Senior Citizens Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency provided group input on community needs; identified elderly needs.

3	<b>Agency/Group/Organization</b>	San Antonio Food Bank
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	San Antonio Food Bank provided input for community needs.
4	<b>Agency/Group/Organization</b>	JOVEN
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	JOVEN provided community needs focused around youth services, education, literacy, at risk children, homelessness and housing issues in the areas of Bexar County.
5	<b>Agency/Group/Organization</b>	Project Quest
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency assisted Bexar County with consultation in regards to workforce development and community needs for training, job skills and unemployment and lack of services (e.g. medical and healthcare in the community).
6	<b>Agency/Group/Organization</b>	Habitat for Humanity of San Antonio
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Planning organization Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing Partner collaborated with County to provide valuable input for County's market analysis on housing stock, community needs for affordable housing.
7	<b>Agency/Group/Organization</b>	Housing Authority of Bexar County
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Lead-based Paint Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA provided update on Public Housing needs. The Housing Authority of Bexar County (HABC) is also the County's Inspector for implementing Lead Based Practices to ensure the reduction of adverse health effects on area residents caused for rehabilitation of lead-based paint surfaces. HABC is also the inspector for the County who residents who reside in pre - 1978 homes.
8	<b>Agency/Group/Organization</b>	Daughters of Charity of San Antonio
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided health related community needs.

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

The County aims at reaching out to all agency types.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	South Alamo Regional Alliance for the Homeless (SARAH)	

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

## **Narrative (optional)**

Bexar County also consulted with its participating cities and internal divisions: Veterans, Ryan White Divisions who work with special populations such as mentally ill, formerly incarcerated individual, veterans, homeless, seniors, youth, or individuals with HIV/AIDS. The participating cities provide internal data from their local city community needs such capital improvement needs.

The County's Community Development Division also consulted with financial institutions such as Amegy Bank where the County was able to obtain input credit needs assessment and market analysis information.

Bexar County also participates with the San Antonio Housing Coalition where many nonprofits, housing partners to include the City of San Antonio, both Housing Authorities (SAHA and HABC). Membership to this Coalition allows the County an opportunity to gather input from diverse community for our programs. Within the Coalition, the County was gained lead based paint training, landlord training and input which is provided to our clients.

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

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

Bexar County began its citizen participation and consultation process in February 2017 with the public notice and availability of the FY 2017-2018 Action Plan proposed funding strategy. The County informed municipalities and organizations of the availability of funds, application deadlines, public hearing dates, sent out letters and emails in early December 2016. Two public meetings were held in February 2017. Information about the hearings were sent to all municipalities and interested agencies in December 2016. The hearings were advertised in the San Antonio Express Newspapers and email blasts sent to interested parties as reminders. The Action Plan was disseminated by email to all of the participating jurisdictions as well as organizations that represent low- and moderate-income persons and those with limited English proficiency. The third public hearing announcement was included in this communication

The third hearing was held during the regularly scheduled meeting of the Bexar County Commissioners Court on June 20, 2017 at 10:30 a.m.

The information regarding the dates, times, and locations for the public hearings as well as anticipated program resources were published in the San Antonio Express Newspaper the local paper of general circulation, a minimum of two weeks prior to the scheduled public hearings. All public notices included information regarding the location and instructions in English and Spanish. A bilingual staff person was also in attendance to provide translating services. Throughout the citizen participation process, public and private agencies were consulted and given opportunities to provide input and apply for funding.

Please note that Bexar County utilized, *HUD Waiver 24 CFR 91.105(b)(4) and 24 CFR 91.115(B)(4) for its FY 2017 Action Plan for Community Planning and Development Program Funds which superseded the language in CPD Notice 16-18 which requires Bexar County to allow citizen participation comments for 30 days.*

**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)
5	Mail out	Mail out	Letters were mailed out to Participating Cities and Previous Applicants/Subrecipients(Non-Profits, Housing Partners, Developers)	No Comments were received.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Bexar County is a CDBG entitlement jurisdiction and a HOME participating jurisdiction, and anticipates receiving approximately \$2,184,760 in CDBG funds, \$540,159 in HOME funds and \$196,327 in Emergency Solutions Grant (ESG) funds for FY 2017-18. HOME Recapture funds received from last year will be re-programmed for an activity for which the funds were originally provided to the extent possible.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,184,760	0	0	2,184,760	6,554,280	The expected amount available for the remainder of the Con Plan is the three times the 2016 annual allocation

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	540,159	0	0	540,159	1,620,477	The expected amount available for the remainder of the Con Plan is the three 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	196,327	0	0	196,327	588,981	The expected amount available for the remainder of the Con Plan is the three times the 2016 annual allocation

Table 5 - Expected Resources – Priority Table

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

### **matching requirements will be satisfied**

The housing needs in Bexar County far exceed available HOME funding. Many of the housing programs/projects to be undertaken by the County will be leveraged with a variety of funding sources, including Tax Credits, Private funds, and other funding sources. The HOME program requires that for every HOME dollar spent, the County must provide a 25 percent match with non-federal funds. Despite the County's oversubscribed match from previous several years, the County still strives to obtain as much additional match funding for housing projects as possible in order to continue to leverage HOME dollars.

The County also has a ESG match requirement of at minimum of 1:1. These funds must be provided after the start date of the grant award and may not be used to match another grant during the same period. The County requires that all subrecipients provide eligible matching funds in order to participate in the program. All County eligible ESG match contributions will be in the form on cash or noncash contributions and compliant per 2 CFR Part 225 and 2 CFR CFR Part 230.

The County will continue to encourage and support the use of Low Income Housing Tax Credits for developers of affordable housing utilizing new construction or acquisition/rehabilitation. Tax credits remain a substantial source of local affordable housing funding in order to leverage limited federal dollar whenever possible.

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

The County does not own any land or property that will be used to address housing-related needs during the term of the Plan.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Planning and administration	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Planning and Administration	CDBG: \$436,952 HOME: \$54,015 ESG: \$14,724	Jobs created/retained: 8 Jobs
2	Improve public facilities and infrastructure	2016	2020	Non-Housing Community Development	Countywide	Public Facilities and Infrastructure	CDBG: \$1,420,694	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2831 Persons Assisted
3	Provide public services	2016	2020	Non-Homeless Special Needs	Countywide	Public Services	CDBG: \$327,114	Public service activities other than Low/Moderate Income Housing Benefit: 1488 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve access to and quality of housing	2016	2020	Affordable Housing	Countywide	Affordable Housing	HOME: \$486,144	Rental units rehabilitated: 130 Household Housing Unit Homeowner Housing Added: 6 Household Housing Unit
5	Housing/services for persons who are homeless	2016	2020	Homeless	Countywide	Housing/services for the Homeless	ESG: \$181,603	Tenant-based rental assistance / Rapid Rehousing: 47 Households Assisted Homelessness Prevention: 46 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	Goal Name	Planning and administration
	Goal Description	
2	Goal Name	Improve public facilities and infrastructure
	Goal Description	
3	Goal Name	Provide public services
	Goal Description	
4	Goal Name	Improve access to and quality of housing
	Goal Description	

5	<b>Goal Name</b>	Housing/services for persons who are homeless
	<b>Goal Description</b>	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Bexar County, Community Development and Housing Division will serve as the lead agency in the administration of all CDBG, HOME and ESG projects and funds proposed in this plan. The County will contract with local nonprofit agencies and organizations to administer public services activities to administering projects directly. Contract agencies (sub recipients) will be responsible for program implementation while contract performance will be monitored by Bexar County staff.

#### Projects

#	Project Name
1	CDBG Administration
2	HOME Administration
3	ESG Administration
4	Habitat for Humanity - Lenwood Heights Single Family Project
7	Somerset Senior Citizen - Senior Program Support and Transportation
8	Communities In Schools - Somerset Stay In School
9	JOVEN, Inc. - Creating the Vision KID Fit Program
10	Literacy San Antonio Inc. - SA Reads Project ( Spicewood Elementary)
11	Parent Child Inc. - Family Engagement Family Services Worker
12	Greater Randolph Area Services Program - Northeast Senior Meal and Transit Program
13	Project Quest - Quality Employment Skills Training Program
14	San Antonio Food Bank - Fighting Hunger - The Bexar Initiative Project
15	Somerset - K Street Reconstruction
16	Leon Valley - Cades Cove Water and Sewer Main Project
17	Converse - Sidewalk and ADA Project

#	Project Name
18	Kirby - Arneson / Scotsman Project
19	Universal City - Parkview Estates Storm Drainage Phase 13
20	San Antonio Metropolitan Ministries Inc.
21	Alamo Area Mutual Housing Association - Springfield Manor

**Table 7 - Project Information**

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

Allocation priorities for HOME, CDBG and ESG funds are made based on the Housing Needs Assessment and Market Analysis and the Community Needs Assessment process in the 2016-2020 Consolidated Plan. The main obstacle to addressing underserved housing needs is limited funding sources verses greater County needs.

**AP-38 Project Summary**

**Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Planning and administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$436,952
	<b>Description</b>	Oversight of CDBG Administration
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program Administration.
	<b>Location Description</b>	233 N. Pecos, Suite 320, San Antonio, Texas 78207
	<b>Planned Activities</b>	Oversight and Administration of CDBG Program.
<b>2</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Planning and administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$54,015
	<b>Description</b>	Oversight Administration
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Oversight and Administration of HOME Programs.
	<b>Location Description</b>	233 N. Pecos, Suite 320, San Antonio, Texas 78207
	<b>Planned Activities</b>	Oversight and Administration
<b>3</b>	<b>Project Name</b>	ESG Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Planning and administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	ESG: \$14,724
	<b>Description</b>	Oversight and Administration of Program.

	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Oversight and Administration of Program with estimated 1 employee.
	<b>Location Description</b>	233 N. Pecos, Suite 320, San Antonio, Texas 78207.
	<b>Planned Activities</b>	Oversight and Administration of Program.
4	<b>Project Name</b>	Habitat for Humanity - Lenwood Heights Single Family Project
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve access to and quality of housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$382,594
	<b>Description</b>	The project will provide affordable housing for 167 first time home-buyers. This is a joint project with the City of San Antonio. Six units will be assigned to Bexar County. 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.
	<b>Target Date</b>	9/29/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 Affordable Housing Units.
	<b>Location Description</b>	Lenwood Heights Subdivision
	<b>Planned Activities</b>	Development and construction of six Single Family Housing Units in the Lenwood Height Subdivision.
5	<b>Project Name</b>	Somerset Senior Citizen - Senior Program Support and Transportation
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 Low to Moderate Income Individuals.
	<b>Location Description</b>	19375 K. Street, Somerset, Texas 78069
	<b>Planned Activities</b>	LMC Social Services throughout Bexar County
<b>6</b>	<b>Project Name</b>	Communities In Schools - Somerset Stay In School
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$40,360
	<b>Description</b>	The project will provide two On Site Coordinator at Somerset High School and Somerset Junior High School to provide case management and referral services to students at-risk of dropping out of school. The project is designed to increase opportunities for positive life choices and academic achievement for at-risk students. CDBG funds will be used to support the salary of two On Site Coordinator to serve 160 students.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	160 LMC Youth Services.
	<b>Location Description</b>	1616 E. Commerce St, San Antonio, Texas 78205 (Project Site - Somerset High School, Somerset, Texas)
	<b>Planned Activities</b>	(160 - LMC Youth Services)
<b>7</b>	<b>Project Name</b>	JOVEN, Inc. - Creating the Vision KID Fit Program
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	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 and will be located at Pierce and Freedom elementary. HUD Regulations require that this service funded by CDBG be new or a quantifiable increase from the existing service. JOVEN has identified that the services to be provided will be an increase from 40 existing children.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 LMC Youth Services
	<b>Location Description</b>	507 E. Mayfield, San Antonio, Texas 78214
	<b>Planned Activities</b>	60 LMC Youth Services.
8	<b>Project Name</b>	Literacy San Antonio Inc. - SA Reads Project ( Spicewood Elementary)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	The project will consist learning instruction to successfully teach 300 LMC children to read by empowering teachers in high-poverty schools to use science-based reading instruction (SBRI) who reside in urban Bexar County or in one of the participating cities.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 LMC Youth Services.
	<b>Location Description</b>	10730 Gulfdale, San Antonio, Texas 78216 (Project Location - Spicewood Elementary)

	<b>Planned Activities</b>	300 LMC Youth Services
9	<b>Project Name</b>	Parent Child Inc. - Family Engagement Family Services Worker
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$32,865
	<b>Description</b>	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.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 LMC Youth Services.
	<b>Location Description</b>	7815 Mainland, San Antonio, Texas 78250
	<b>Planned Activities</b>	40 LMC Youth Services.
10	<b>Project Name</b>	Greater Randolph Area Services Program - Northeast Senior Meal and Transit Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	The GRASP Senior Meals and Transportation Program will serve 150 seniors with meals and transportation assistance. Funds will be used to subsidize their meals and transportation.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 LMC Senior Services
<b>Location Description</b>	250 Donalon, Converse, Texas 78109.	

	<b>Planned Activities</b>	150 LMC Senior Services.
<b>11</b>	<b>Project Name</b>	Project Quest - Quality Employment Skills Training Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$40,498
	<b>Description</b>	The project will provide outreach, skills training, job placement and case management of in-demand occupations. Training providers include Alamo Colleges, University of Texas Health San Antonio, Baptist School of Health Professions, Rackspace Open Cloud Academy, Code Up, USAA via their VET FIT and SA Code. The project will serve 19 individuals @ \$2,632.00 per client.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	19
	<b>Location Description</b>	301 S. Frio, San Antonio, Texas 78207
	<b>Planned Activities</b>	19 LMC Workforce Development Services.
<b>12</b>	<b>Project Name</b>	San Antonio Food Bank - Fighting Hunger - The Bexar Initiative Project
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$58,391
	<b>Description</b>	The project will provide food distribution to low income families residing in the unincorporated areas of Bexar County or in one of the participating cities through mobile food pantries. The project will serve 739 families with at least 60 lbs. of food per family. CDBG funds will pay for food at a rate of \$1.69 per pound of food distributed to eligible CDBG participants.
	<b>Target Date</b>	9/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	739 LMC Households with Nutrition Services.
	<b>Location Description</b>	5200 W. Old US Highway 90, San Antonio, Texas 78227
	<b>Planned Activities</b>	739 Families (Households) with Nutrition Services.
<b>13</b>	<b>Project Name</b>	Somerset - K Street Reconstruction
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve public facilities and infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$303,000
	<b>Description</b>	The project will consist of the Reconstruction and improvement of K-Street to improve traffic safety for citizens and community accessing services within the City of Somerset.
	<b>Target Date</b>	7/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	570 Households/ 3000 Individuals would benefit from this project.
	<b>Location Description</b>	K Street, Somerset, Texas
	<b>Planned Activities</b>	Reconstruction of K-Street
<b>14</b>	<b>Project Name</b>	Leon Valley - Cades Cove Water and Sewer Main Project
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve public facilities and infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$270,149
	<b>Description</b>	The Cades Cove water and sewer main replacement project will include replacing the existing 8" water line and 8" sanitary sewer lines from Timberhill Dr. to Millstream. The existing water mains are constructed with Asbestos-Concrete (AC) pipe, and the City experiences frequent water main breaks in this area. The total length of the project is 1,720 linear feet. Included are 35 water service lines, 3 gate valves, 7 new manholes and 30 lateral connections.
	<b>Target Date</b>	5/31/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 Households / 88 Individuals benefited by this project.
	<b>Location Description</b>	Cades Cove in Leon Valley, Texas
	<b>Planned Activities</b>	Water and Sewer Main Improvement Project.
<b>15</b>	<b>Project Name</b>	Converse - Sidewalk and ADA Project
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve public facilities and infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$310,000
	<b>Description</b>	The project will include creating sidewalks with ADA accessibility throughout the Quail Ridge Subdivision in order to be compliant with the American With Disabilities Act of 1990. The project will consist of approximately 3 miles of sidewalks within a LMA area which will include the streets of Janice Dr., Michelle Dr, Brenda Dr, Kimberly Dr, Deborah Dr, and Bridget Dr. The sidewalks will be built where there are none and those areas that are not ADA compliant. The City of Converse is a Participating City of Bexar County.
	<b>Target Date</b>	7/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	361 Household / 805 Individuals benefited from this project.
	<b>Location Description</b>	LMA Streets of Janice Dr., Michelle Dr, Brenda Dr, Kimberly Dr, Deborah Dr, and Bridget Dr located within the City of Converse, Texas 78109.
<b>Planned Activities</b>	LMA areas within the City of Converse to include Sidewalks and ADA improvements.	
<b>16</b>	<b>Project Name</b>	Kirby - Arneson / Scotsman Project
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve public facilities and infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$232,348

	<b>Description</b>	The project will consist of the reclamation of approximately 1210 feet of street and curb/driveway replacement.
	<b>Target Date</b>	7/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 Households / 100 Individuals will benefit from this project.
	<b>Location Description</b>	Arneson / Scotsman within the City of Kirby, Texas.
	<b>Planned Activities</b>	Reclamation of approximately 1210 feet of street and curb/driveway replacement.
<b>17</b>	<b>Project Name</b>	Universal City - Parkview Estates Storm Drainage Phase 13
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve public facilities and infrastructure
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$305,197
	<b>Description</b>	The project will consist of Phase 13 for Universal City to include the installation of 174 linear feet of concrete channel and re-coating of a natural gas pipeline. This area is LMA area previous designated and re-evaluated to ensure eligibility.
	<b>Target Date</b>	9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1805 Individuals will benefit from this project.
	<b>Location Description</b>	Parkview Estates within Universal City, Texas.
	<b>Planned Activities</b>	Installation of 174 linear feet of concrete channel and re-coating of a natural gas pipeline.
<b>18</b>	<b>Project Name</b>	San Antonio Metropolitan Ministries Inc.
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing/services for persons who are homeless
	<b>Needs Addressed</b>	Housing/services for the Homeless
	<b>Funding</b>	ESG: \$181,603

	<b>Description</b>	The Homeless Prevention Program is a critical and cost-effective component of SAMM's mission to overcome homelessness. The program offers short-term rental assistance to help families, who meet the HUD criteria for being at risk of homelessness and meet the minimum score in HMIS, to bridge a financial gap and avoid eviction. Case managers meet with families to review their budgets and refer them to financial counseling to increase the chances of avoiding future homelessness.
	<b>Target Date</b>	9/28/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project is expected to assist 93 individuals with rapid rehousing or prevention assistance.
	<b>Location Description</b>	5254 Blanco, San Antonio, Texas 78216
	<b>Planned Activities</b>	The project is expected to assist 93 individuals with rapid rehousing or prevention assistance.
19	<b>Project Name</b>	Alamo Area Mutual Housing Association - Springfield Manor
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve access to and quality of housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$103,550
	<b>Description</b>	This project will fund a Multi-Family Rental Rehabilitation Affordable Housing Project at the Springfield Manor Apartment located in the City of Kirby, Texas. The project will rehab approximately 130 housing units for low income families.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will benefit approximately 130 housing units(households).
	<b>Location Description</b>	4827 Explorer Dr, Kirby, Texas 78219 Block Group 1, Census Tract 1315.03, Bexar County, Texas
	<b>Planned Activities</b>	Rental Rehab for approximately 130 Housing Units.

## **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**

Bexar County does not distribute CDBG, HOME or ESG allocations for housing programs and projects geographically. Available allocations are spent in Bexar County jurisdiction or in participating cities. There are areas of focus, including areas where there may be greater needs which have been seen in generally in PCT # 1 and PCT # 1, although no specific target areas have been established to focus the spending of CDBG, HOME or ESG funds, and they are available throughout the County.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide	100%

**Table 8 - Geographic Distribution**

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

As mentioned above, Bexar County does not invest funds in targeted geographic regions - funds are used Countywide. CDBG, HOME and ESG funds are spent in grant-eligible census tracts that benefit low to moderate income people and meet a national objective.

### **Discussion**

## Affordable Housing

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

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	63
Non-Homeless	30
Special-Needs	0
Total	93

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	93
The Production of New Units	6
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	103

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

#### Discussion

It is anticipated that 63 homeless individuals will be assisted through CDBG-funded assistance. In the second year of the Consolidated Plan, the County plans to construct at least 6 new affordable units, complete the rehabilitation of at least 4 existing rental units, provide an amount of rental assistance to 50 low income persons with the County’s tenant based rental assistance program. Funding for these accomplishments will be a combination of HOME funds and other available, affordable housing funding.

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

### **Introduction**

The Bexar County is served by two housing authorities, the San Antonio Housing Authority and the Housing Authority of Bexar County (HABC). Bexar County appoints the Board of Directors for the Housing Authority of Bexar County. HABC's service area is congruent with the Bexar County Urban County Jurisdiction.

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

Bexar County is currently developing a strategy to improve the performance of HABC. The strategy involves improvements to key Public Housing Assessment System (PHAS) Indicators to include:

- Physical
- Financial
- Management
- Capital Fund

Specifically, the County intends to address financial issues (i.e., low liquidity ratio, inadequate financial reserves, limited capacity to cover debt obligations, etc.) and problems related to physical unit inspections (i.e., building data errors, unit count errors, and other material errors) in an attempt to improve the PHA's performance in managing low rent Public Housing Programs.

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
- 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**

Bexar County will coordinate with the Housing Authority to support 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**

On June 1, 2017, the Housing Authority of Bexar County (HABC) was designated a “troubled” entity by the U.S. Department of Housing and Urban Development (HUD). In response, Bexar County’s Economic and Community Development Department – Community Development Section initiated a review of HABC, which focused on:

- (1.) Major operational problems;
- (2.) The underlying cause(s) of those problems; and
- (3.) Corrective actions taken to improve HABC’s performance

**PLAN OF ACTION**

We believe that many interrelated conditions underlie the Housing Authority’s lack of progress towards improving its operations. As a result, the County plans to negotiate a Memorandum of Agreement (MOA) which will include performance targets for improving HABC’s operations. This process will establish joint responsibility between Bexar County and HABC for improving the Housing Authority’s performance. However, if Bexar County determines that HABC cannot within a reasonable time or with reasonable resources:

- (1.) Improve its operations;
- (2.) Make effective use of taxpayer funds; and
- (3.) Adequately house its residents;

Bexar County may take direct control and management of HABC.

**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 FY2017:

Habitat for Humanity - Lenwood Heights (Home Funds)

Alamo Area Mutual Housing – Springfield Manor Rehab (HOME Funds)

San Antonio Metropolitan Ministries, Inc. – Homeless Prevention Program (ESG Funds)

St. Vincent De Paul – Homeless Prevent Program (Reprogrammed ESG Funds)

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

### **Introduction**

The principal goals of Bexar County's CDBG, HOME and ESG programs are to provide safe, decent, sanitary and affordable housing, create and maintain suitable living environment, prevent homelessness, re-house individuals and households who are homeless or at risk of becoming homeless and create or expand economic development opportunities for its residents, particularly those who have low to moderate income.

### **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**

In addressing the needs of the homeless and helping the homeless make the transition into permanent housing, Bexar County has formed a good working relationship with the local Continuum of Care, other community partners and Housing Authority of Bexar County. Bexar County has prioritized the following populations for housing needs: Chronically homeless, Homeless Veterans, Formerly incarcerated, Mentally ill, Persons with HIV or AIDS, Elderly and or Disabled, Youth Aging out of Foster Care, Participants in any of Bexar County's Problem Solving Courts and Families at risk of having their children removed by State authorities because of poor housing conditions.

#### **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 2017, the County's federal funds support the following shelter and transitional housing programs:

- San Antonio Metropolitan Ministries Inc.: support for one case manager and funding to 46 families with rental assistance. The organizations vision is to continue reducing the rate of homelessness, which is essential for a healthy vibrant community. The agency will provide prevention and rapid re-housing assistance.
- St. Vincent De Paul: case management, application fees, utility and security deposit, and rental assistance to 55 qualified individuals who are experiencing homelessness 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**

In addressing the needs of the homeless and helping the homeless make the transition into permanent housing, Bexar County has formed a good working relationship with the local Continuum of Care, other community partners and Bexar County Housing Authority. Bexar County has prioritized the following populations for housing needs: Chronically homeless, Homeless Veterans, Formerly incarcerated, Mentally ill, Persons with HIV or AIDS, Elderly and or Disabled, Youth Aging out of Foster Care, Participants in any of Bexar County's Problem Solving Courts and Families at risk of having their children removed by State authorities because of poor housing conditions.

**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.**

Key elements to homeless prevention are employment development and mental health. Bexar County's Economic and Community Development Department, which is the administrator of the CDBG, HOME and ESG Program oversees several that provide to people who are homeless or at risks of homelessness. Their work includes a focus on several populations, such as veterans, youth, elderly, disabled, mentally ill, homeless, unemployed, formerly incarcerated, etc. The County works closely with the courts (e.g mental courts, felony courts, family courts), probation offices and re-entry programs to accept individuals that other programs generally do not accept and provide them with wrap around services like case management services that includes housing.

The goal is enhance a person's ability to obtain and keep a job so that they are able to make an adequate income to be self-sufficient while sustaining their mental health. The County also works diligently to expand and conserve its affordable housing inventory; especially affordable rental housing that benefits the extremely low and low income households who are most at risk of becoming homeless.

Below are some of the services that are provided by the County:

- Tenant Based Rental Assistance
- Utility Assistance
- Veterans Assistance
- Case Management
- Emergency Crisis Assistance

- Dispute Resolution

### **Discussion**

The South Alamo Regional Alliance for the Homeless (SARAH) Continuum of Care has developed a systematic approach for providing referrals to support resources to ensure clients are connected to community services that will assist them in addressing their current housing needs through HMIS's Coordinated Entry Portal System.

## **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**

The County continues to experience barriers to affordable housing as identified in the Consolidated Plan, including governmental constraints, and especially market conditions, lack of funding sources, and land and construction costs. Many barriers to affordable housing are not controlled by the County, including land and construction costs, state/federal government constraints and available funding sources.

The County plans to use its HOME allocation to provide for more accessible, affordable housing, through assistance for first-time homebuyers and provision of additional affordable units, leveraging allocation when possible with additional funding sources. The County continues to review the development process, including environmental requirements and fees, to discover any ways to further streamline the process.

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

### **Introduction:**

This section will describe the County's plans to use the 2017 programs to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce leadbased paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### **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 2017 Program Year the County will take the following actions:

#### **1. Obstacle - Limited Funding**

The primarily obstacle to meeting underserved needs is limited federal and local funding. The needs of the community are greater than the available local and federal funds. The County will utilize both general funds and federal funds for public services to assists residents that are low to moderate income.

#### **2. Obstacle - Local Market**

Increased demand for housing in Bexar along with limited funds, significantly affects opportunities for increasing supply of affordable units. The County will seek to assist developers that propose housing projects in Bexar County to obtain fund through Bexar County's HOME Investment Partnership Program funds.

#### **3. Obstacle - Homelessness**

As a partner of the local Continuum of Care (South Alamo Regional Alliance for the Homeless) Bexar County will continue to work towards ending homelessness. During PY 2017, Bexar County will continue to participate in regional planning and coordination efforts in order to improve program efficiencies.

### **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 FY17 is \$486,144.

### **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 has 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.

### **Discussion:**

## Program Specific Requirements

### 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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

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

Bexar County imposes recapture requirements that comply with the HOME Final Rule, 24 CFR 92.254. If a property that is assisted with HOME funds is no longer owner-occupied, is refinanced or is sold during the period of affordability, the County shall recoup funds based on shared net proceeds. (Policy has been attached for review).

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:

Bexar County imposes recapture requirements that comply with the HOME Final Rule, 24 CFR 92.254. The County shall require the Resale provision to be used in the event that only a Development Subsidy is used to make the home affordable. (Policy has been attached for review)

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)

Written Standards have been attached for review. Bexar County is currently working with our local continuum of care (SARAH) and City of San Antonio to draft new written standards in order to strategically align our programs and effectively produce results.

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 subrecipients 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.

Attached for review.