

## Executive Summary

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

#### 1. Introduction

The Annual Action Plan (AAP) is the yearly update to the Five-Year Consolidated Plan. The purpose of the AAP is to provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Five-Year Consolidated Plan.

Program Year 2020 (PY 2020), which begins October 1, 2020 and ends September 30, 2021, is the fifth year of the 2016-2020 Consolidated Plan. In PY 2020, Bexar County expects to receive a total of **\$3,316,369** from the following federal programs:

- Community Development Block Grant (CDBG) - **\$2,393,295**
- Home Investment Partnerships Program (HOME) - **\$720,989**
- Emergency Solutions Grant (ESG) - **\$202,085**

The U.S. Department of Housing and Urban Development (HUD) determines our annual allocation based on three primary factors: **population** (25%), **number of overcrowded housing units** (25%), and **poverty** (50%).

#### 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 needs in Bexar County are driven by continued challenges in the affordable housing market, limited employment opportunities due to the onset of Coronavirus Disease 2019 (“COVID-19”), systemic inequality, aging infrastructure, and shifting population trends. Moreover, many communities within Bexar County lack the basic necessities for a suitable living environment.



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In order to address these needs, Bexar County, through a collaborative planning process, has developed goals and measurable objectives in conjunction with community stakeholders to address the aforementioned challenges with HUD entitlement funds. Through the projects selected for funding, Bexar County will increase the supply of affordable housing, make health and safety repairs to homes of low to moderate income individuals, address community needs through public service programs, make infrastructure improvements in low to moderate income areas, and provide assistance to individuals who are homeless or at risk of homelessness. Bexar County anticipates the outcomes of PY 2020 to address the needs of the community expressed during the public hearings.

Reference AP-20 (below) and the 2016-2020 Consolidated Plan (attached).

### **3. Evaluation of past performance**

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

In PY 2018, Bexar County made significant progress in meeting its five year goals (Reference the attached 2018 Consolidated Annual Performance Evaluation Report). Notable accomplishments include:

#### **CDBG**

##### **Infrastructure**

Results: The County invested **\$1,777,206.97** toward the design and reconstruction of aging public roadway. These activities benefited approximately **21,170 Households** in low-to-moderate income census tracts across unincorporated Bexar County and participating cities.

##### **Public Service**

Results: The County allocated **\$300,136.43** toward the provision of necessary public service activities such as emergency rental assistance, emergency food assistance, transportation services, youth services, and hot congregate meals for the senior citizens. These activities benefitted approximately **1,056** low to moderate income individuals within our service area.

#### **HOME**



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Results: In PY 2018, Bexar County utilized **\$776,691.35** in HOME funds, along with **\$1,339,216.61** in private match funds, to undertake a jointly-funded project in a contiguous participating jurisdiction pursuant to §92.201(a)(2). The project entailed the new construction of **20** single-family housing units in northwest Bexar County (Precinct 2). Additionally, Bexar County utilized **\$67,246.35** to assist **7** clients with Tenant Based Rental Assistance (TBRA).

### **ESG**

Results: In PY 2018, Bexar County allocated **\$19,710** towards homelessness prevention activities which benefitted **35** low-income households. In addition, **\$47,434** was allocated to rapid rehousing activities, which benefitted **150** low-income households. Lastly, **\$39,669** was expended on emergency shelter operations.

Bexar County used the past programmatic performance to assist in making funding decisions for PY 2020. ECD considered the community impact of past projects to help determine funding priorities (along with citizen comments received at public hearing) and considered subrecipient performance when scoring applications. Subrecipient performance was also considered when making funding recommendations to ensure subrecipient capacity to implement the project and expend funds in a timely manner.

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

Summary from citizen participation section of plan.

The overarching goal of the Department of Housing and Urban Development’s Community Planning and Development (CPD) programs is “to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities,” principally for low- and moderate-income persons. In this effort, HUD looks to its state and local government grantees to “extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production of affordable housing.” (See 24 CFR 91.1)

Local government grantees such as Bexar County must - as a condition of receiving the grant funds - engage stakeholders and the public regarding the community’s needs. Bexar County reports the results of its citizen participation and consultation efforts in the 2016-2020 Consolidated Plans and Annual Action Plans.

Citizen participation and stakeholder consultation allows Bexar County to:

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- Incorporate local data into planning process and validate the accuracy of this data
- Gather input on priority needs and target areas
- Increase coordination among consultation partners
- Leverage Consolidated Plan activities with other public and private funding sources and programs
- Expand upon the outreach efforts of existing planning processes
- Increase citizen feedback, buy-in, and support of Consolidated Plan activities

With respect to the 2020 AAP, Bexar County worked with a number of internal departments, local non-profit organizations, and a multitude of other stakeholders to ensure a comprehensive and inclusive planning process. This year, Bexar County sought community involvement and provided residents with opportunities to be involved in the development of our AAP.

Opportunities for citizen input are provided throughout the planning process through:

- Public hearings (4 public hearings were held to ensure maximum citizen participation in the development of the AAP)
- Publications and postings
- Technical Assistance Workshops (2 TA Workshops were conducted in March)

Through this process, we increased community participation, obtained public input, and utilized all feedback in the development of our annual action plan. All information was used to inform programmatic strategies that will benefit residents of unincorporated Bexar County and participating municipalities.

## 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.

During the first public hearing in Precinct 1 on, citizens communicated the need for infrastructure improvements, affordable housing, owner-occupied rehabilitation, and senior services.



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During the second public hearing in Precinct 2, citizens indicated an increased need for street infrastructure, owner-occupied rehabilitation, the new housing construction for low-and-moderate income households.

During the third public hearing in Precinct 4, citizens indicated an increased need for street infrastructure, owner-occupied rehabilitation, and senior services.

No citizens attended the Precinct 3 Public Hearing.

ECD presented the projects recommended for funding to Commissioners Court on June 16, 2020 which was followed by a 30-day public comment period before the Commissioners Court approved the funding allocations on August 18, 2020. During the public comment period, Bexar County received two letters of support for Merced Housing Texas for the Owner Occupied Repair Program and a letter from Habitat for Humanity requesting additional funding for the Watson Road Development Project submitted with letters of support for the program from the community. All public comments were forwarded to the Commissioners Court and considered prior to the final selection of the projects on August 18, 2020.

During the 30-day public comment period for citizens to review and comment on the 2020 Annual Action Plan, \_\_\_ comments were received.

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

The County accepted and considered all comments.

#### **7. Summary**

The 2016-2020 Consolidated Plan and the PY 2020 Annual Action Plan represent Bexar County's vision for improving the quality of life in low-and-moderate income areas of the County.

The PY 2020 Annual Action Plan represents detailed activities for the fifth year of the 2016-2020 Consolidated Plan. During PY 2020, ECD will build upon past experience and strategies for meeting five year goals set forth in the Consolidated Plan and updated in the Annual Action Plans. ECD team members will continue to use data-driven approaches to validate the needs set forth in the 2016-2020 Consolidated Plan.

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ECD continues to make strides in addressing the community’s needs and the Consolidated Plan priorities, through community involvement, evaluations of past performance, and responding to past experience with improved efficiency.

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

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

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 Division
HOPWA Administrator		
HOME Administrator	BEXAR COUNTY	Community Development Division
ESG Administrator	BEXAR COUNTY	Community Development Division

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HOPWA-C Administrator		
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Table 1 – Responsible Agencies

### Narrative (optional)

The Bexar County Economic and Community Development Department (ECD) serves as the lead agency responsible for administering the following 2020 Annual Action Plan programs:

- Community Development Block Grant (CDBG)
- Home Investment Partnerships Program (HOME)
- Emergency Solutions Grants Program (ESG)

### Consolidated Plan Public Contact Information

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

### 1. Introduction

**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))**



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To improve the coordination between the various community stakeholders that are connected with Bexar County residents, the Economic & Community Development Department (ECD) attends and/or hosts meetings with community stakeholders such as Society of St. Vincent de Paul, Haven for Hope, Somerset Senior Center, Habitat for Humanity, Merced Housing Texas, Greater Randolph Area Services Program, Inc. (GRASP), and San Antonio Food Bank, to engage with them on a regular basis. The intent is to learn about the programs and supports being offered in the community, and to identify program opportunities. When a partnership can be formed or support can be offered, ECD examines the potential role it could play to move the conversation from dialogue to action. ECD aims to fully understand the issues driven by Bexar County residents, particularly related to housing and community development.

ECD will continue to work with other divisions in the department such as the Workforce Development through their TX-Fame Program and Community Resources through their Utility Assistance Program to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services throughout the County. ECD will also continue to plan and coordinate with the County General Funds recipients via periodic meetings and reports from providers. This has encouraged a close working relationship with various service providers throughout the County who are addressing poverty and special needs of the community.

ECD does not coordinate directly with private and governmental health, mental health, or service agencies. ECD coordinates with public and assisted housing providers and subrecipients such as Society of St. Vincent de Paul, the Salvation Army, SARA, and Haven for Hope who refer clients to these services as part of their wraparound services and case management plan (i.e. health and wellness referrals). The subrecipients refer clients to CentroMed, Steven M. Cohen Clinic, Catholic Charities, Roy Maas Youth Alternatives, Texas Health and Human Services, NAMI, and Medicaid for health and mental health services. AS ECD develops its next Five Year Consolidated Plan, it will include plans to coordinate with private and governmental health, mental health, and service agencies in future Action Plans.

**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.**

Bexar County actively participates in the community-wide Continuum of Care (CoC) planning process and is a member of the SARA Board and regularly attends in monthly board meetings, bimonthly general membership meetings, and is an active member on the Point in Time Count,

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Performance Review (Monitoring/APR Review), HMIS Advisory Committee Meeting, Lived Experience Subcommittee, Prevention Subcommittee, COVID-19/Homelessness Weekly Coordination Call, Housing Strategies Workgroup, Strategic Housing Implementation Plan, Homeless Outreach Strategy Meeting, and Coordinated Access Subcommittee. Information discussed in these subcommittees, as well as that presented by each subcommittee at the SARAH Board meetings, is incorporated into homeless policies developed by the County to address the needs of homeless persons. Data from the Point in Time (PIT) Count, Housing Inventory Count, and HMIS was utilized to inform policy which was enacted through funding decisions. Bexar County also participates in SARAH’s Independent Review Team to score applications for SARAH and TDHCA funding.

All ESG funded programs administered through Bexar County involve coordination with SARAH. This coordination includes ensuring all data is entered and retained in the CoC administered Homeless Management Information System (HMIS), and aligning ESG programs with the SARAH’s policies including utilization of the Coordinated Entry (CE) and Housing First. For this year, the County supports SARAH’s new pilot program designed to prevent people from experiencing life on the streets. This new program which is called Homeless Diversion Pilot Program aims to help people who may be experiencing homelessness for the first time by providing light-touch services and limited financial assistance to help families explore other possible options for securing housing outside of the traditional homeless housing resources like the shelter.

**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**

As outlined in the CoC/ESG Written Standards consultation takes place when the County staff actively participates in the community-wide Continuum of Care (CoC) planning process and an active member of the SARAH Board. In these roles, the County participates in setting local priorities, certifying needs, and in the annual review of the ESG Written Standards. SARAH is also an active participant in the County’s application process for ESG projects as a member of the Scoring Committee. The County has also consulted with SARAH when it funded the CoC’s HMIS Lead Agency Haven for Hope with its ESG-CV funds.

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**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- homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs- Chronically Homeless Persons Homeless Needs- At-risk of being Homeless Homeless Needs- Homeless for the first time Homeless Needs- Family with children Homelessness Prevention 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 on all sections pertaining to homeless needs providing shelter, essential services, street outreach, re-housing, and prevention. This consultation also aims to align funding sources in order to improve performance so that the County strategic plan mirrors the CoC's. The County 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 prioritize its funding sources.
2	<b>Agency/Group/Organization</b>	Somerset Senior Citizens Center

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	<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>	The agency provided a survey which is used to help identify priorities next program year.
3	<b>Agency/Group/Organization</b>	Each One Teach One
	<b>Agency/Group/Organization Type</b>	
	<b>What section of the Plan was addressed by Consultation?</b>	

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	<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 agency provided input which focused on identifying priorities for workforce and literacy. Based on the consultation, ECD was able to identify adult literacy as a funding priority for PY2020 as well as discuss coordinating between Each One Teach One and Bexar County Bibliotech.
4	<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 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>	Agency assisted Bexar County with consultation in regards to workforce and community needs for training, job skills and unemployment and medical and healthcare in the community).
5	<b>Agency/Group/Organization</b>	Habitat for Humanity of San Antonio
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Planning organization Neighborhood Organization

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	<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 Bexar County to provide valuable County's market analysis on housing stock and community needs for housing.
6	<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

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	<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.
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>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PHA collaborated with Bexar County to provide valuable input for the analysis on housing stock, community needs for affordable housing.
8	<b>Agency/Group/Organization</b>	City of San Antonio
	<b>Agency/Group/Organization Type</b>	

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<p><b>What section of the Plan was addressed by Consultation?</b></p>	
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City of San Antonio was consulted to identify funding priorities for consultation allows Bexar County and the City of San Antonio to identify needs and coordinate use of ESG funds to have the maximum community avoid duplication of benefits. Bexar County will continue to collaborate with San Antonio on future funding allocations.</p>

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

Private sector banking/financing, Community Development Financial Institutions, health care facilities, mental health facilities, youth facilities, and business and civic leaders were not consulted. Bexar County was not able to conduct consultation with these agency types due to COVID-19 and social distancing requirements. The declaration of a public health emergency occurred after ECD held the public hearings and technical assistance workshops but prior to ECD being able to conduct additional stakeholder consultation.

This is an area for improved coordination for economic and community development opportunities. During the development of the 2021-2025 Consolidated Plan, Bexar County will work with its consultant to develop a stakeholder matrix plan to identify additional community stakeholders for future outreach efforts when developing community priorities and Action Plans. ECD will also develop a plan to conduct virtual public hearing, technical assistance workshops, and stakeholder meetings.

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

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with your plan?
Continuum of Care	South Alamo Regional Alliance for the Homeless (SARAH)	Bexar County is a member on the SARAH Board and attends monthly board meetings, bimonthly general membership meetings, and is an active member on the Point in Time Count, Performance Review (Monitoring/APR Review), Homeless Management Information System (HMIS), and Coordinated Access subcommittees. Information from these subcommittees, as well as that presented by each subcommittee at the SARAH Board meetings, is incorporated into homeless strategies developed by the County to address the needs of homeless individuals from the Point in Time Count, Housing Inventory Count, and other data solicited and incorporated into this plan.

Table 3 – Other local / regional / federal planning efforts

### Narrative (optional)

Coordination of efforts remains a high priority for Bexar County when addressing community needs and supporting goals in the Consolidated Plan. ECD works to broaden its outreach efforts, gather strategic input, and incorporate that data into the Action Planning Process. ECD staff has consulted with community stakeholders to create innovative housing strategies. The department also continues to work closely with participating cities, the state, and the federal government to achieve goals established by the Consolidated Plan.

## 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 encourages citizen participation in the development of its Five-Year Consolidated Plan, particularly in low/moderate income target areas. Public notices are prepared and public meetings are coordinated in accordance with established County policy which calls for at least two public meetings a year. Public comments are heard in each of the County’s four (4) precincts. Comments are also heard at Commissioners Court. Action Plans are available for public comment at the ECD office, City Halls, and the department’s website. CAPER’s are published online and available at the ECD office. Comments from homeless populations are solicited during public outreach events at Haven for Hope.

Inviting representative organizations to public hearings encourages participation of disabled, minority, and other special populations. Other specific measures may be taken to ensure that residents of public housing and low/moderate income target areas are informed of public meetings.

Public notification of all hearings takes place at least ten (10) days prior to the hearing date. Hearings are held at central locations, which are convenient to residents and accessible to persons with disabilities and in public areas. For hearings where a significant number of non-English-speaking residents are anticipated, interpreters are provided. Public hearings were held in each of the County’s four precincts to discuss community development activities. Notifications of the public meetings were posted by all participating cities through their respective offices.

When comments are made by citizens, ECD reviews all comments and addresses concerns. Final approval of the Action Plan is made by Bexar County Commissioners Court based on any public comments and concerns addressed to public officials. Both processes assist in goal setting and ensuring 5 year plan goals are met.

In response to COVID-19, HUD issued a waiver to the 30-day public comment period requirement to allow for a 5 day public comment period. Bexar County utilized the public comment period waiver for its PY2020 Action Plan. As a result of the waiver, Bexar County also amended its Citizen Participation Plan to reflect the waivers and flexibilities issued by HUD regarding public comment periods and public hearing. All of the public hearing and technical

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assistance workshops for PY 2020 were conducted prior to COVID-19 and the declaration of the public health emergency in Bexar County, and therefore were able to be conducted in person.

### Citizen Participation Outreach- LE

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	PCT 1 = 35, PCT 2 = 10, PCT 3 = 0; PCT 4 = 5 Total 50 citizens participated in this process and gave feedback for community needs.	Citizens expressed the need for infrastructure, public services (adult literacy, senior services, recidivism) minor home rehabilitation, affordable housing, and Tenant Based Rental Assistance (TBRA)	Not Applicable

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2	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Preliminary selection: 2 letters of support for Merced Housing; 1 letter from Habitat for Humanity requesting additional funds, community letters of support.</p>	<p>Preliminary selection: Letters of support for Merced Housing encouraged Commissioners Court to approve the requested funding amount for the Owner Occupied Repair Program. Habitat for Humanity submitted a letter requesting additional funding for their Watson Rd Development Project as well as letters of support for the community.</p>	Not Applicable
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3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The preliminary selection PowerPoint Presentation was shared on the Bexar County Community Development website and sent via email to all subrecipients and participating cities for review and to be posted on their websites. No public comments were received via internet outreach.</p>	None	Not Applicable
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4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Commissioners Court agendas are published in advance of schedule</p> <p>Commissioners Court dates to allow for the public to sign up to speak on agenda items.</p> <p>No public comments were received at Commissioners Court for the PY 2020 funding.</p> <p>Commissioners Court is also available for public viewing as a livestream.</p>	None	Not Applicable
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Table 4 – Citizen Participation Outreach



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## Expected Resources

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

#### Introduction

Bexar County expects to receive 3,316,369 dollars for use towards community development activities during Program Year 2020.

The total estimated HUD Entitlement funding for PY 2020 will be comprised of 2,393,295 dollars in Community Development Block Grant (CDBG) funds, 720,989 dollars in HOME Investment Partnerships Program (HOME) funds, and 202,085 dollars in Emergency Solutions Grant (ESG) funds.

Bexar County also anticipates using 230,117.07 dollars in reprogrammed CDBG funds from previous program years; 250,000 in recaptured HOME funds; and 12,928.37 dollars in HOME program income.

The total amount of funding for PY 2020 is 3,809,410.44 dollars.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	

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CDBG	public - federal	Acquisition	2,393,295	0	230,113.07		0
		Admin and Planning					
		Housing					
		Public Improvements					
		Public Services					
HOME	public - federal	Acquisition					
		Homebuyer assistance					
		Homeowner rehab					
		Multifamily rental new construction					
		Multifamily rental rehab					
			720,989	12,928.37	250,00	983,917.37	0

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		New construction for ownership  TBRA						
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ESG	public - federal	Emergency Shelter					
		Street Outreach					
		HMIS					
		Homeless Prevention					
		Rapid Rehousing					
		Admin					
			202,085	0	0		0

Table 1 - 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**

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Matching requirements must be satisfied in the following federal entitlements: HOME Program and Emergency Solutions Grant. A variety of non-federal sources may be used for the HOME match requirements, which requires that \$0.25 be contributed to the HOME program or to HOME- assisted projects for every HOME dollar spent. Sources of HOME match include cash or cash equivalents from non-federal sources, value of waived taxes, or fees, value of donated land or real property, the cost of infrastructure improvements, etc.

ESG requires a dollar-for-dollar match with locally generated funds. The local funds may come from other federal, state and local grants, and from in-kind contributions such as the value of a donated building, supplies and equipment, volunteer time, rental and utilities fees, private donations, program income, etc.

CDBG does not require match funds, however Bexar County anticipates that CDBG will leverage \$618,318 in match funds for its infrastructure and public facility projects.

Bexar County anticipates an estimated HOME match amount of \$227,631.63.

Bexar County anticipates an estimated ESG match amount of \$186,929.

The County will evaluate all match requirements for each program requiring match and determine eligible match contributions based on match logs submitted with invoice reimbursement requests. Match logs include an overview of the match type, contribution source and amount of each contribution amount to avoid duplication and ensure the minimum requirement is met for each grant.

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

The County doesn't anticipate utilizing publicly owned land or property to address the needs identified in the plan.

**Discussion**

All of the funding associated with the 2020 Action Plan is being directed toward activities consistent with the strategic goals outlined in Bexar County's 2016-2020 Consolidated Plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding
1	Provide public services	2016	2020	Non-Homeless Special Needs	Countywide	Public Services	CDBG: \$358,994
2	Improve public facilities and infrastructure	2016	2020	Non-Housing Community Development	Countywide	Public Facilities and Infrastructure	CDBG: \$1,271,960

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3	Improve access to and quality of housing	2016	2020	Affordable Housing	Countywide	Affordable Housing	CDBG: \$513,795.07  HOME: \$910,526.53
4	Housing/ services for persons who are homeless	2016	2020	Homeless	Countywide	Housing/services for the Homeless	ESG: \$186,929

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6	Planning and administration	2016	2020	Affordable Housing	Countywide	Planning and Administration	CDBG: \$478,659
				Public Housing			HOME: \$72,098
				Homeless			ESG: \$15,156
				Non-Homeless Special Needs			
				Non-Housing Community Development			

Table 2 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Provide public services
	<b>Goal Description</b>	Bexar County will provide funding for various public service activities that will expand or make these services more accessible to low- and moderate-income or special needs persons.
2	<b>Goal Name</b>	Improve public facilities and infrastructure

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	<b>Goal Description</b>	The County will support activities that will enhance and preserve neighborhoods. Activities will include public facility and infrastructure improvements.
3	<b>Goal Name</b>	Improve access to and promote the production of quality housing
	<b>Goal Description</b>	The County will provide funding for several programs that will include single family home repair, new construction, and rehabilitation of rental units. These activities will help to preserve and expand the supply of affordable housing in Bexar County.
4	<b>Goal Name</b>	Housing/services for persons who are homeless
	<b>Goal Description</b>	The County will fund activities that will provide rapid re-housing and HMIS activities. It will also provide support to various homeless services activities to help end homelessness.
6	<b>Goal Name</b>	Planning and administration
	<b>Goal Description</b>	The County will employ nine (9) employees responsible for ensuring local, state, and federal compliance pertaining to HUD-funded grants (i.e., CDBG, HOME, and ESG).

## Projects

### AP-35 Projects – 91.220(d)

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## Introduction- LE

For the Program Year 2020-2021 Bexar County will provide street reconstruction, drainage improvements, housing rehabilitation, and new housing construction; emergency shelter, homeless assistance, senior programs, adult literacy, and job/skills training, and food pantry. Bexar County proposes to fund seventeen (17) different activities in 2020. All activities aim to advance the goals identified in AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e).

## Projects

#	Project Name
1	GRASP- Senior Meal Program
2	San Antonio Food Bank- Project HOPE
3	Project QUEST- Job Training and Readiness Project
4	Somerset Senior Center- Program Support
5	Each One Teach One San Antonio- Hybrid Learning Program
6	City of Leon Valley- Settler’s Ridge Water and Sewer Main Replacement
7	City of Kirby- Borchers Drive Rehabilitation

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8	City of Universal City- West Byrd Drainage Improvements Phase II
9	City of Somerset- K Street Phase III
10	Merced Housing Texas- Owner Occupied Rehabilitation
11	Alamo Community Group- Springfield Manor Window Replacement
12	ESG20 Bexar County
13	Habitat for Humanity San Antonio- Watson Rd Development
14	Prospera Housing- Village at Nogalitos
15	NRP Lone Star Development- Kitty Hawk Flats
16	2020 CDBG Admin
17	2020 HOME Admin

Table 3 - Project Information

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

Allocation priorities are based on public comments received during the public hearings, Commissioners Court input on community needs, and past performance. The County understands that investments in affordable housing, public infrastructure, economic development and public services will have greater value when they are coordinated with other investments, assets, and services. When investing HUD entitlement funding, the County will seek to prioritize investments that have one or more of the following characteristics:

- Promotes access to quality employment: The County will seek to support projects and services that more effectively connect low and moderate income people to quality employment opportunities and/or locate quality jobs in low-income/ distressed areas. In PY 2020, Bexar County is funding Project QUEST which provides training to unemployed or underemployed individuals.
- Support access to education: The County has made strategic investments in promoting educational opportunities for the community to focus on fundamental importance towards literacy. In PY 2020, Bexar County is funding Each One Teach One which improves adult literacy and education.
- Promotes healthy environments and lifestyles and/or access to essential resources: The County will meet these needs by targeting funds to assist indigent and the most vulnerable populations. In PY 2020, Bexar County is funding the San Antonio Food Bank, the Somerset Senior Center, and the Greater Randolph Area Services Program which provide food and other resources to seniors in Bexar County; allowing seniors to maintain healthy diets and social skills. The infrastructure projects funded by Bexar County will allow low/mod areas to improve accessibility/availability of suitable living environments. The housing projects will improve and increase the affordable housing stock. The ESG activities will assist homeless or at risk of homelessness individuals regain housing stability.

While Bexar County utilizes funding allocations to address the needs of the community, obstacles to addressing underserved needs still exist. Rent assistance programs that bridge the gap caused by escalating rents has decreased the number of households that can be served which becomes a challenge as the demand

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exceeds available resources. The resources available to support construction and rehabilitation of affordable housing units are still not enough to meet the high demand for affordable rental units which continue to be a cost burden to low to moderate income households. The increased rate of unemployment during the COVID-19 pandemic has increased the demand on social service programs to assist households with their day-to-day needs (e.g. rent, utilities, food, medication, child care).

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	GRASP- Senior Meal Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$33,000
	<b>Description</b>	GRASP will provide daily hot noon congregate meals that meet specific dietary requirements to eligible persons aged 62 and over at the GRASP Senior Center. GRASP plans to serve about 5,500 free lunches to about 85 eligible individuals Monday to Friday.

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2	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	85 seniors
	<b>Location Description</b>	250 Donalan Drive Converse, TX 78109
	<b>Planned Activities</b>	GRASP will provide daily hot noon congregate meals that meet specific dietary requirements to eligible persons aged 62 and over at the GRASP Senior Center. GRASP plans to serve about 5,500 free lunches to about 85 eligible individuals Monday to Friday.
	<b>Project Name</b>	San Antonio Food Bank- Project HOPE
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services

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<b>3</b>	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	The Healthy Options Program for the Elderly (HOPE) provides senior citizens living on a fixed income with supplemental staple groceries on a monthly basis. The project will provide boxes of fresh perishable and non-perishable groceries to seniors residing in Bexar County.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 seniors
	<b>Location Description</b>	5200 Enrique M. Barrera Parkway San Antonio, TX 78227
	<b>Planned Activities</b>	The Healthy Options Program for the Elderly (HOPE) provides senior citizens living on a fixed income with supplemental staple groceries on a monthly basis. The project will provide boxes of fresh perishable and non-perishable groceries to seniors residing in Bexar County.
	<b>Project Name</b>	Project QUEST- Job Training and Readiness Project
	<b>Target Area</b>	Countywide

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<b>Goals Supported</b>	Provide public services
<b>Needs Addressed</b>	Public Services
<b>Funding</b>	CDBG: \$100,000
<b>Description</b>	Project QUEST’s goal is to support participants that are unemployed, unskilled, underemployed. Due to COVID-19 pandemic crisis and its economic impact, QU is also committed to addressing the needs of displaced workers in Bexar County. Project QUEST will utilize CDBG funds for a programmatic delivery of services that will support 16 participants with training in in-demand sectors.
<b>Target Date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	16 individuals
<b>Location Description</b>	515 SW 24th Street Suite 201 San Antonio, TX 78207

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4	<b>Planned Activities</b>	Project QUEST’s goal is to support participants that are unemployed, unskilled, underemployed. Due to COVID-19 pandemic crisis and its economic impact, QU is also committed to addressing the needs of displaced workers in Bexar County. Project QUEST will utilize CDBG funds for a programmatic delivery of services that will support 16 participants with training in in-demand sectors.
	<b>Project Name</b>	Somerset Senior Center- Program Support
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$44,800
	<b>Description</b>	Somerset Senior Center will provide meals, activities, and transportation services to 40 eligible seniors.
	<b>Target Date</b>	9/30/2021

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5	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 seniors
	<b>Location Description</b>	19375 K Street Somerset, TX 78069
	<b>Planned Activities</b>	Somerset Senior Center will provide meals, activities, and transportation services to 40 eligible seniors.
	<b>Project Name</b>	Each One Teach One San Antonio- Hybrid Learning Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$81,194

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6	<b>Description</b>	This project will improve the literacy levels of Bexar County’s adult population through individualized curricula and one on one tutoring. The project will fund full-time Literacy Instructor II position which would work out of both the Eastside Education and Training Center and varied BiblioTech location and a Distance Learning Specialist to manage the hybrid learning program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 individuals
	<b>Location Description</b>	815 El Monte Blvd San Antonio, TX 78201
	<b>Planned Activities</b>	This project will improve the literacy levels of Bexar County’s adult population through individualized curricula and one on one tutoring. The project will fund full-time Literacy Instructor II position which will work out of both the Eastside Education and Training Center and the varied BiblioTech locations and a Distance Learning Specialist to manage the hybrid learning program.
	<b>Project Name</b>	City of Leon Valley- Settler’s Ridge Water and Sewer Main Replacement
	<b>Target Area</b>	Countywide

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<b>Goals Supported</b>	Improve public facilities and infrastructure
<b>Needs Addressed</b>	Public Facilities and Infrastructure
<b>Funding</b>	CDBG: \$318,960
<b>Description</b>	Project will include the replacement of 1,380 feet of Asbestos-Concrete water main, and 1,220 feet of sewer main. The scope of work also will include 20 new water service connections, 2 new gate valves, 4 new sewer manholes, 2 new fire hydrants with Storz quick connections, and asphalt repairs.
<b>Target Date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,875
<b>Location Description</b>	Settler’s Ridge from Conestoga to Blacksmith Census Tract 1817.04 Block Group 2
<b>Planned Activities</b>	Project will include the replacement of 1,380 feet of Asbestos-Concrete water main, and 1,220 feet of sewer main. The scope of work also will include 20 new water service connections, 2 new gate valves, 4 new sewer manholes, 2 new fire hydrants with Storz quick connections, and asphalt repairs.

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7	<b>Project Name</b>	City of Kirby- Borchers Drive Rehabilitation
	<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: \$353,000
	<b>Description</b>	Rehabilitation of Borchers Drive from the limits of Deer Grove Drive to Ackerman Road.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,890
	<b>Location Description</b>	Borchers Driver from Deer Grover Drive to Ackerman Road Census Tract 1315.04 Block Group 3

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8	<b>Planned Activities</b>	Rehabilitation of Borchers Drive from the limits of Deer Grove Drive to Ackerman Road.
	<b>Project Name</b>	City of Universal City- West Byrd Drainage Improvements Phase II
	<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: \$300,000
	<b>Description</b>	This project includes the installation of 208 LF of 5'x2' box culverts, 46 LF of 4'x2' culverts, 44 LF of 24" RCP, 3 curb inlets and reconstruction of 1841 SY the Parkway Drive which will mitigate flooding for the streets and residences in the Parkview Estates Subdivision area of Universal City.
	<b>Target Date</b>	9/30/2021

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9	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,435
	<b>Location Description</b>	Parkview Drive from West Byrd Blvd to Ivy Lane Census Tract 1216.01, Block Groups 3 and 4
	<b>Planned Activities</b>	This project includes the installation of 208 LF of 5'x2' box culverts, 46 LF of 4'x2' culverts, 44 LF of 24" RCP, 3 curb inlets and reconstruction of 1841 SY the Parkview Drive which will mitigate flooding for the streets and residences in the Parkview Estates Subdivision area of Universal City.
	<b>Project Name</b>	City of Somerset- K Street Phase III
	<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: \$300,000

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10	<b>Description</b>	This project will continue the reconstruction and expansion of K Street by approximately ten feet to improve traffic safety.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,365
	<b>Location Description</b>	K Street from Somerset Rd to W Rockport Rd Census Tract 1620.03, Block Group 2
	<b>Planned Activities</b>	This project will continue the reconstruction and expansion of K Street by approximately ten feet to improve traffic safety.
	<b>Project Name</b>	Merced Housing Texas- Owner Occupied Rehabilitation
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve access to and quality of housing
	<b>Needs Addressed</b>	Affordable Housing

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	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	In its Owner Occupier Rehabilitation Project, Merced Housing makes health- and safety-related repairs for low-income homeowners who cannot afford to keep their homes safe, sanitary, or structurally sound.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 houses
	<b>Location Description</b>	120 W Mistletoe San Antonio, TX 78212
	<b>Planned Activities</b>	In its Owner Occupier Rehabilitation Project, Merced Housing makes health- and safety-related repairs for low-income homeowners who cannot afford to keep their homes safe, sanitary, or structurally sound.
11	<b>Project Name</b>	Alamo Community Group- Springfield Manor Window Replacement Project
	<b>Target Area</b>	Countywide

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<b>Goals Supported</b>	Improve access to and quality of housing
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	CDBG: \$13,795.07
<b>Description</b>	This project will replace existing 1974 windows currently in place throughout ACG’s Springfield Manor affordable multi-family community, which is home to low to moderate income families, a third of whom are seniors who live on fixed incomes.
<b>Target Date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 households
<b>Location Description</b>	4827 Explorer Drive Kirby, TX 78219
<b>Planned Activities</b>	This project will replace existing 1974 windows currently in place throughout ACG’s Springfield Manor affordable multi-family community, which is home to low to moderate income families, a third of whom are seniors who live on fixed incomes.

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12	<b>Project Name</b>	ESG20 Bexar County
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing/services for persons who are homeless, HMIS data collection and reporting Planning and administration
	<b>Needs Addressed</b>	Housing/services for the Homeless, Improve HMIS data collection and reporting
	<b>Funding</b>	ESG: \$202,085
	<b>Description</b>	Bexar County will fund planning and administration as well as three ESG activities: HMIS, rapid rehousing, and emergency shelter. Funding will be awarded to Haven for Hope (HMIS: \$41,929), the Society of St. Vincent de Paul (rapid rehousing: \$95,000), and the Salvation Army (emergency shelter: \$50,000).
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,665 homeless persons and families

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13	<b>Location Description</b>	233 N Pecos St Suite 320 San Antonio TX,
	<b>Planned Activities</b>	Bexar County will fund planning and administration as well as three ESG activities: HMIS, rapid rehousing, and emergency shelter. Funding will be awarded to Habitat for Hope (HMIS: \$41,929), the Society of St. Vincent de Paul (rapid rehousing: \$95,000), and the Salvation Army (emergency shelter: \$50,000).
	<b>Project Name</b>	Habitat for Humanity San Antonio- Watson Rd Development
	<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: \$148,891
	<b>Description</b>	The objectives for this project are to identify funding for infrastructure, create buildable lots through infrastructure construction & other improvements, qualify families, build homes & transfer titles of new affordable single-family homes to first time home buyers. Habitat for Humanity will build the infrastructure for 4 houses with this funding request.

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14	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The targeted population for this single family development project is low and v low income families (at or below 80% area median income) who are currently in substandard housing. A total of 125 families will benefit from this affordable housing project, of which 4 families will benefit from the County’s allocation .
	<b>Location Description</b>	13801 Watson Road, San Antonio, TX 78073
	<b>Planned Activities</b>	The objectives for this project are to identify funding for infrastructure, create buildable lots through infrastructure construction & other improvements, qualify families, build homes & transfer titles of new affordable single-family homes to first time home buyers. Habitat for Humanity will build the infrastructure for 4 houses with this funding request.
	<b>Project Name</b>	Prospera Housing- Village at Nogalitos
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Improve access to and quality of housing
	<b>Needs Addressed</b>	Affordable Housing

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	<b>Funding</b>	HOME: \$500,000
	<b>Description</b>	The Village at Nogalitos is a proposed 78-unit affordable multifamily housing community. The primary focus of the funding will be to ensure that the priority the Palm Heights Neighborhood Association, the aesthetic quality of the interior and exterior of development, is not lost in value engineering necessary to preserve the financial feasibility of the project.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The targeted population for this multi-family project will serve households earning at or below 60% AMI. A total of 78 families will benefit from this affordable housing project.
	<b>Location Description</b>	111 & 125 Ames Avenue, San Antonio, Texas 78211 (fka 3727 Nogalitos St.)
	<b>Planned Activities</b>	The Village at Nogalitos is a proposed 78-unit affordable multifamily housing community. The primary focus of the funding will be to ensure that the priority the Palm Heights Neighborhood Association, the aesthetic quality of the interior and exterior of development, is not lost in value engineering necessary to preserve the financial feasibility of the project.
15	<b>Project Name</b>	NRP Lone Star Development- Kitty Hawk Flats
	<b>Target Area</b>	Countywide

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<b>Goals Supported</b>	Improve access to and quality of housing
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	HOME: \$261,635.53
<b>Description</b>	“Kitty Hawk Flats” is a 212 unit affordable housing development. This community will provide high quality rental units for working families and individuals ranging from 30% and 70% of the Area Median Income (AMI) and below.
<b>Target Date</b>	9/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The targeted population for this multi-family project will serve households ranging from 30% and 70% AMI and below. A total of 212 families will benefit from this affordable housing project.
<b>Location Description</b>	NE Corner of Kitty Hawk & O’Connor Roads
<b>Planned Activities</b>	“Kitty Hawk Flats” is a 212 unit affordable housing development. This community will provide high quality rental units for working families and individuals ranging from 30% and 70% of the Area Median Income (AMI) and below.

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16	<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: \$478,659
	<b>Description</b>	CDBG Administration funds will be utilized for administration and oversight of the program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 jobs
	<b>Location Description</b>	233 N. Pecos, Suite 320, San Antonio, Texas 78207

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17	<b>Planned Activities</b>	CDBG Administration funds will be utilized for administration and oversight of t program.
	<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: \$73,390.84
	<b>Description</b>	HOME Administration funds will be utilized for administration and oversight of program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 jobs

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	<b>Location Description</b>	233 N. Pecos, Suite 320, San Antonio, Texas 78207
	<b>Planned Activities</b>	HOME Administration funds will be utilized for administration and oversight of program.

## 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 currently direct its investments in specific target areas. Projects identified in the Action Plan are available to qualified citizens throughout unincorporated Bexar County and participating cities.

### Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 4 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Bexar County seeks to allocate program resources to meet community development needs in equitable distribution within our jurisdiction. In Program Year 2020-2021, Bexar County will not direct investments to specific, targeted areas.

## Discussion

While Bexar County does not currently target investments to specific geographic areas, it considers the geographic dispersion of affordable housing to be a key core value in the investment of affordable housing-related activities with federal and local funds. The County supports providing affordable housing in areas outside of low-income neighborhoods, thereby reducing racial and ethnic segregation, deconcentrating poverty, and providing for more economic opportunities for low-income households.

## Affordable Housing

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

#### Introduction

Maintaining and developing new affordable housing stock is one of the primary functions of the HOME grant funds. Bexar County Economic & Community Development will foster relationships and work with non-profit and for-profit groups throughout the year to promote the development, construction, production and maintenance of affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	6
Non-Homeless	193
Special-Needs	0
Total	199

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Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	184
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	199

Table 7 - One Year Goals for Affordable Housing by Support Type

### Discussion

The above numbers are goals for Program Year 2020. The actual number may exceed the stated goals. While Bexar County allocated HOME funds for the creation of single family and multifamily units in PY2020, the projects are ongoing and construction will not be completed until 2021-2022. These accomplishments will be reported in PY2022.

## AP-60 Public Housing – 91.220(h)

## Introduction

Public housing was established by the federal government to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Residents of public housing pay approximately 30% of their monthly adjusted household income for rent.

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

Bexar County does not provide any CDBG, HOME, or ESG funds to the Housing Authority of Bexar County. Bexar County consults with the Housing Authority of Bexar County (HABC) regarding public housing initiatives such as:

- Housing Choice Voucher (HCV) / Section 8 Program
- Public Housing
- Family Self-Sufficiency (FSS) Program
- Veterans Affairs Supportive Housing (VASH) Program

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

Bexar County makes a concerted effort to work with the Housing Authority of Bexar County to support homeownership activities, to include:

- Resident Advisory Board (RAB) Meetings
- Board of Directors Meetings
- Public Hearings
- Community Activities / Initiatives (i.e., Money Smart Classes, Back to School Drives, Health Fairs, Employment Fairs, Summer Youth Employment, etc.)

Bexar County also encourages public housing residents to participate in homeownership through notices advertising Habitat for Humanity to the Housing Authority of Bexar County.

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

The PHA is no longer designated as "troubled".

## Discussion

The Housing Authority of Bexar County has also redeveloped its non-profit corporation which is called Bexar County Management Development Corporation (BMDC). BMDC assists the housing authority create positive outcomes in the lives of youth, seniors, and families in San Antonio and Bexar County communities, to include the following areas:

- Healthy Community initiatives
- Supportive services for vulnerable populations
- Health and medical prevention services through collaborations
- Rental and utility assistance
- Job training programs
- Educational opportunities
- Youth programming

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

### Introduction

Emergency Solutions Grant funds received by Bexar County will be used to address the needs of homeless persons. Through its Zoomgrants application process, homeless provider agencies and the CoC HMIS lead agency will be funded for providing services through ESG programs Rapid Re-housing and Emergency Shelter and improving HMIS data collection and reporting. Bexar County through the Economic & Community Development Department collaborates with the Continuum of Care to ensure continuity throughout the County.

Sub-committees and work groups are developed within the Continuum of Care to ensure needs keep up with demands and changes. Goals and objectives are made through these groups which are approved through a certification of consistency with applications for CoC grants.

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Bexar County also participates in meetings with other local, state and federal agencies to assist persons with special needs who are not homeless. Solutions for transportation issues for persons with mental and/or physical impairments are discussed, analyzed and planned with transportation agencies, mental health service providers, employers, the Alamo Area Council of Governments and the County.

The County will continue to participate in trainings, meetings, and activities for persons who are not homeless but have other special needs when opportunities arise. The County is a member of the local Continuum of Care's Independent Review Team for their NOFA process, Housing Strategies Workgroup, SARA Board, CoC Board, Prevention Subcommittee, City of San Antonio/Bexar County/SARA Coordination Group, HMIS, and Point in Time Committee.

Homelessness is a community concern with no jurisdictional boundaries and can best be addressed through a comprehensive plan implemented via collaborative partnerships.

Bexar County's homelessness plan is organized around the following goals:

- Prevent people from becoming homeless
- Move people into housing
- Link people to appropriate services and remove barriers
- Increase income support and economic opportunities
- Expand data collection
- Implement public education on homelessness

**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**

Bexar County aims to increase Street Outreach efforts to connect with people experiencing homelessness living unsheltered. Every year, the County participates in the Point-in-Time (PIT) Count to reach out and assess the needs of persons experiencing homelessness. The County continues to collaborate with SARA in refining the Coordinated Entry assessment tools and

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referral process by participating in their meetings regularly, which will greatly facilitate the exchange of information necessary to provide expeditious and effective delivery of services to a homeless person or family entering the first time.

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

Bexar County is funding emergency shelter with ESG funds in the amount of \$50,000. In response to the 18% increase in homeless families, The Salvation Army will be expanding their BRIDGE program which is designed as an extended stay shelter option. The program will also provide case management, referrals, employment and financial literacy to help the shelter residents become more self-sufficient. By expanding the family shelter will double the shelter capacity to serve more at-risk families. It also helps the residents to pay off debts, obtain legal assistance if necessary, and apply for more stable housing. Case management staff make sure residents apply for government benefits, available programs, and ensure reduction of their susceptibility to the pandemic and other community issues.

**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**

Bexar County's Economic & Community Development Department will administer the Emergency Solutions Grant Program (ESG) and coordinate activities to enhance the quality and quantity of homeless facilities and services for homeless individuals and families. ESG funds will be used for a variety of activities that directly relate to homeless individuals, including Emergency Shelter, Rapid Rehousing and Homelessness Prevention. These programs will help ensure focused-resources and wraparound services -including case management- are available for them.

The ESG standards adopted by SARA in 2013 were revised in 2020 to align performance measures such as length of stay to national benchmarks. It is also important to note that the CoC, City of San Antonio, and Bexar County continuously review these policies and procedures to ensure that these standards and performance measures are updated and meet the needs of the community.

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Bexar County and City of San Antonio are currently working with the South Alamo Regional Alliance for the Homeless and the consultants from ICF to review the ESG Written Standards again to ensure that the current Written Standards and ESG Performance Metrics are up to date and do not require any revisions. This review will ensure that the local cities are consistent with required HUD rules and regulations.

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

The Economic & Community Development Department will administer the Emergency Solutions Grant (ESG) Program and coordinate activities to help extremely low income individuals and families and those who are being discharged from publicly funded institutions and systems of care; or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

ESG funds can be used for a variety of activities that directly relate to preventing homelessness, including:

1. Homeless Prevention (Includes housing relocation and stabilization services and short (3 months)/ medium (24 months) term rental assistance to help people avoid becoming homeless.
2. Rapid Rehousing activities

In addition to continuing these programs, the County's CDBG rehabilitation program and HOME new construction will maintain the affordable housing stocks while reducing residents' monthly payments through energy efficiency improvements. These improvements will lower costs for residents and enable many to remain in their homes without impacting affordability.

## Discussion

Bexar County continues to work closely with the ESG grantees within the Continuum of Care (CoC) to develop strategies to end and prevent homelessness for the County's most vulnerable populations.

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Assisting low-income families avoid becoming homeless and ensuring families are housed in affordable and decent units is one of Bexar County’s priorities. To ensure that families that are facing housing instability and imminent homelessness, ESG funds are budgeted to assist the most vulnerable populations from adding to the current homeless population. Coordination with local social service agencies and nonprofits that assist with health, social services, employment readiness, education, and youth needs are vital and done in collaboration with the CoC. Many agencies collaborate with current and formerly homeless persons to gain greater insight on needs and barriers encountered while facing housing instability.

As part of the strategy, the Economic & Community Development Department requires all agencies providing services with ESG funds to participate in HMIS and the Coordinated Entry System, which uses a common assessment tool to ensure the most vulnerable populations receive prioritization and are matched to appropriate housing initiatives.

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

### **Introduction:**

The Bexar County Economic & Community Development Department is committed to affirmatively furthering fair housing and overcoming identified barriers to affordable housing. These efforts have resulted in the creation of a Fair Housing Plan, development of specific goals and objectives to overcome barriers to affordable housing and support for projects that counter the negative effects of public policies. As part of the 2021-2025 Consolidated Plan, Bexar County will be developing a new Analysis of Impediments to identify barriers to affordable housing.

**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 does not have ordinance making authority. It cannot enforce zoning ordinances or building codes. Its only real power comes through public health and safety initiatives which revolve around the regulation of septic systems and platting requirements. That being said,



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Bexar County funds projects that favorably impact housing, essential services, employment, financial resources and infrastructure improvements.

**Discussion:**

The Bexar County Economic & Community Development Department has developed specific goals and objectives that address the housing needs of low to moderate income populations within the County’s service area. These housing goals are aimed at creating the opportunity for adequate, affordable, accessible housing for extremely low, very low, and low income persons through eventual elimination of lead based paint hazards, encouragement of homeownership, minor home repair, rehabilitation or reconstruction of single family housing, rehabilitation of multifamily housing, provision of rental assistance, new construction, and development of partnerships.

**AP-85 Other Actions – 91.220(k)**

**Introduction:**

Bexar County will fund projects in PY2020 that meet the needs of the underserved through public services and community infrastructure improvements, will improve and maintain affordable housing, prevent homelessness for extremely low income families, reduce lead based paint hazards, and increase coordination among public and private housing and social service agencies.

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

The County will pursue the goal of promoting access to public services for special needs populations generally assumed to be low and moderate income including but not limited to programs addressing seniors and illiterate adults. Bexar County has also experienced increased need in affordable housing and workforce development. Bexar County is addressing those needs through the projects being funded by CDBG and HOME funds. Also, many aging streets located in low/moderate income areas will be assisted with improved infrastructure funded by CDBG to ensure a neighborhood remains vital and blight is prevented.

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

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The lack of quality affordable housing choice can be an impediment to fair housing. Issues such as the continued rise of average monthly rents while wages remain relatively stagnant are a challenge.

To foster decent, safe, and affordable housing, Bexar County will continue to collaborate and partner with local nonprofit housing developers, for profit builders, the Housing Authority of Bexar and local residents to measure the needs, discuss the issues and find solutions to problems of the Bexar County housing market.

Through these programs, Bexar County will work to foster and maintain decent and affordable housing for low income residents of the County through homeownership, rehabilitation/reconstruction programs, and new construction projects.

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

The County will continue to meet HUD lead-based paint abatement standards through its Owner Occupied Housing Rehabilitation program administered by Merced Housing Texas. Merced Housing follows all lead based paint requirements and performs lead based paint testing and remediation on houses built before 1978.

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

The County will continue to fund Each One Teach One and Project QUEST which aim to improve adult literacy and provide job/skills training to low-income residents of Bexar County in order to obtain employment or increase employment resulting in higher household incomes.

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

Bexar County will develop its institutional structure and enhance coordination to encourage the creation of affordable housing by continuing to sponsor programs to expand technical capacity and improve coordination among local agencies, such as planning forums, homeless surveys, workshops, and joint venture housing activities.

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

ECD will continue to coordinate with Continuum of Care members, participating cities, housing developers, and local housing authorities in sharing information. Chronic homelessness, minority homeownership, local housing issues, the development of self-sufficiency programs, and other improvements to public housing will continue to be discussed.

### **Discussion:**

## **Program Specific Requirements**

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

#### **Introduction:**

Bexar County continuously works to comply with all program specific requirements for CDBG, HOME and ESG Programs. In addition, the Economic & Community Development Department will continue to offer technical assistance to subrecipient organizations in order to ensure a better understanding of program specific CDBG, ESG, and HOME rules.

#### **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 |
|---|---|

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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
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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%

### 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:

Bexar County does not plan to use HOME funds for other forms of investment beyond those identified in Section 92.205.

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 a recapture provision in its contracts 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 recapture funds based on shared net proceeds.

For HOME-assisted homebuyer projects, the County shall require its CHDOs and subrecipients, through written CHDO or Subrecipient agreements, to perform ongoing monitoring of the principal residency requirement during the period of affordability. Confirmation that the buyer is using the property as his or her principal residence may be accomplished by verifying that the buyer’s name appears on utility company records or insurance company records for the home. In addition, postcards or letters mailed with “do

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not forward” instructions may demonstrate whether the buyer is receiving mail at the home.

Failure to comply with the resale or recapture requirements means that:

- 1) the original HOME-assisted homebuyer no longer occupies the unit as his or her principal residence (i.e., unit is rented or vacant), or
- 2) the home was sold during the period of affordability and the applicable resale or recapture provisions were not enforced.

In cases of noncompliance under either resale or recapture provisions, the County must repay to its HOME Investment Trust Fund in accordance with §92.503(b), any *outstanding HOME funds* invested in the housing. The amount subject to repayment is the total amount of HOME funds invested in the housing (i.e., any HOME development subsidy to the developer plus any HOME down payment or other assistance (e.g., closing costs) provided to the homebuyer) minus any HOME funds already repaid (i.e., payment of principal on a HOME loan). Any interest paid on the loan is considered program income and cannot be counted against the outstanding HOME investment amount.

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 a recapture provision in its contracts 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.

A clear, detailed written agreement, executed before or at the time of sale, ensures that all parties are aware of the specific HOME requirements applicable to the unit (i.e., period or affordability, principal residency requirement, terms and conditions of either the resale or recapture requirement). The HOME written agreement must be a separate legal document from any loan instrument and must, at a minimum, comply with the requirements at §92.504(c)(5) of the HOME rule. If the County provides HOME funds to a subrecipient or

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CHDO to develop and sell affordable housing, the County must prepare and execute the agreement with the buyer, or be a party to the agreement along with the entity it funded.

The written agreement between the homebuyer and the County, as well as mortgage and lien documents are all used to impose the Recapture Provisions in HOME-assisted homebuyer projects under the recapture option. The purpose of these enforcement mechanisms is to ensure that the County recaptures the Direct Subsidy to the HOME-assisted homebuyer if the HOME-assisted property is transferred. Unlike the resale option, deed restrictions, covenants running with the land, or other similar mechanisms are not required by the HOME rule to be used in homebuyer projects under the recapture option.

A clear, detailed written agreement, executed before or at the time of sale, ensures that all parties are aware of the specific HOME requirements applicable to the unit (i.e., period or affordability, principal residency requirement, terms and conditions of either the resale or recapture requirement). The HOME written agreement must be a separate legal document from any loan instrument and must, at a minimum, comply with the requirements at §92.504(c)(5) of the HOME rule. If the County provides HOME funds to a subrecipient or CHDO to develop and sell affordable housing, the County must prepare and execute the agreement with the buyer, or be a party to the agreement along with the entity it funded.

While mortgage and lien documents are used to secure repayment of the HOME subsidy, these documents are not sufficient to enforce the Resale Provisions. Separately recorded deed restrictions will be used to impose the Resale Provisions (§92.254(a)(5)(i)(A)) in HOME-assisted homebuyer projects under the resale option. The purpose of these enforcement mechanisms is to secure and retain the affordable re-use of the property, while providing a fair return to the seller.

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:

Bexar 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(I)(4)

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

Bexar County has adopted the Bexar County CoC/ESG Written Standards which are included as an 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) has established in **2017** a Coordinated Entry process that aims to increase the efficiency of the local crisis response system and improve fairness and ease of access to resources, including mainstream, resources. The Coordinated Entry is processed through SAHomelink in which main goals are to identify the most appropriate housing resource to facilitate a rapid and permanent exit from homelessness, prioritize the most vulnerable households, and collect system-wide data to inform necessary shifts in resources, identify gaps, and enable data-driven decision making at the CoC, organizational, and project levels.

Coordinated Entry paves the way for more efficient homeless assistance system by helping people move through the system faster by reducing the amount of time people spend moving from program to program before finding the right match; reducing new entries into homelessness by consistently offering prevention and diversion resources upfront, reducing the number of people entering the system unnecessarily.

The coordinated entry process has protocols in place to ensure the safety of the individuals seeking assistance. These protocols ensure that people fleeing domestic violence have safe and confidential access to the coordinated entry process and domestic violence services, and that any data collection adheres to the Violence Against Women Act (VAWA). A victim service provider may choose not to use the Continuum of Care’s assessment system however, in accordance with the HUD Final Rule Regarding the Implementation of Housing Protections Authorized in the Violence Against Women Reauthorization Act of 2013 (VAWA), the CoC has adopted an emergency transfer plan that identifies tenants/occupants who are eligible for an emergency transfer, the documentation needed

to request an emergency transfer, confidentiality protections, process for an emergency transfer, and guidance on safety and security.

**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 released a Notice of Funding Availability to solicit projects for available 2020 ESG funding. Applicants were notified of available funding via e-mail, web postings, public notices, and applicant conferences. Interested parties submitted applications via ZoomGrants—an online portal. All submissions were evaluated by an impartial scoring committee.

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

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- Appropriateness of qualifications and backgrounds of personnel and staff assigned to the project.

**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.**

24 CFR 576.405(a) requires the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policy making entity of the recipient. A member of the board of Continuum of Care is an individual who has experienced homelessness and takes an active role in considering policies and sits on the Independent Review Team (IRT) for project selection and funding decisions for ESG funds.

**5. Describe performance standards for evaluating ESG.**

ESG performance is evaluated from both a programmatic and financial perspectives. Subrecipients are assessed for risk prior to grant award, and programmatic and financial monitoring is integrated into the work of the project analysts. Bexar County ECD ensures the performance of their subrecipients both through the utilization of HMIS data and the qualitative information obtained through the file review.