

## **Bexar County Texas 2005 – 2009 Consolidated Plan**

### **Executive Summary**

Bexar County was initially granted its Urban County designation in 1986. Since that time Bexar County has made effective use of its HUD allocations to meet the infrastructure, public service, public facilities and economic development needs of its citizens. Its designation as an Urban County made it possible for Bexar County to receive direct allocations from Community Development Block Grant and Emergency Shelter grants. The institution of the HOME program in 1992 increased the level of funding to Bexar County and provided a separate funding vehicle for housing activities. In 2003, HUD again increased Bexar County's funding by adding the American Dream Down payment Initiative to the HOME program. Emergency Shelter Grant funds were deleted from the entitlement program in 2002.

This Consolidated Plan is submitted for the succeeding five year period beginning October 1, 2005 and ending September 30, 2009.

In March 2005, Bexar County Commissioners Court assigned responsibility for the CDBG and HOME programs to the Bexar County Infrastructure Services department. The principal goals of Bexar County's CDBG and HOME programs are to provide safe, decent, sanitary and affordable housing, the creation and maintenance of a suitable living environment and the creation or expansion of economic development opportunities for its residents, particularly those who have low or low to moderate income. Yearly, Bexar County receives funding requests that are quadruple the amount that is allocated by HUD. During the past five years, Bexar County has utilized \$6,361,775 for Infrastructure projects; \$2,757,568 for Public Service programs; \$783,924 for Public Facilities and \$2,333,317 for HOME projects.

Currently, Bexar County operates no competitive HOPWA programs. At present, there are no HOPWA funded facilities being constructed that involve Bexar County. Nor are there any plans in motion to apply for said funds. However, Bexar County was awarded a HOPWA competitive grant from HUD in the amount of \$1,320,000 in FY 2000. Funds were utilized to construct a transitional living facility in the EMA for low-income women living with HIV/AIDS and their children. On June 1, 2001, Bexar County entered into a project/construction management agreement with a local non-profit community development corporation, San Antonio Alternative Housing Corporation (SAAHC). On March 7, 2005, Bexar County's role as grantee terminated. The County, however, continues to participate as a partner in the project, especially as it pertains to the provision of short-term rental assistance. SAAHC remains as owner and project manager, and it will use the facility to provide housing assistance to individuals with acquired immune deficiency syndrome.

Should Bexar County apply for HOPWA funding, such funding would cover the San Antonio EMA consisting of a four county area -- Bexar, Comal, Guadalupe and Wilson counties. In these four counties, approximately 1,595,615 people reside, with an estimate of 4,008 people affected with HIV/AIDS or .25 percent of the overall population (251.1 per 100,000 population). Of this population, 52 percent are Hispanic, 40 percent Caucasian, 6 percent Black and 2 percent 'Other'. The community affected by HIV/AIDS is 61 percent Hispanic, 23 percent Caucasian, and 16 percent Black.

Bexar County will continue to fund eligible projects that meet both the needs of low income and low to moderate income residents and the locally established priorities. The demographic statistics of the Urban County jurisdiction indicate that HUD funding will be used to meet area benefit projects that are proposed in Precincts 1 and 4. HUD funding that will benefit "limited clientele" will be used in Precincts 2 and 3. Continued progress in meeting the housing and community development needs in Bexar County will be made by ensuring that partnerships are formed with other governmental entities, community based and faith based organizations who can contribute funds, expertise and experience that address the priorities set by Bexar County.

Of particular interest to Bexar County Commissioners are the need for expanded services for seniors and elderly who live in Precincts 2 and 3. Health care and Child Care facilities are a priority need in Precinct 1. Precinct 4 has indicated a need for Infrastructure improvements that will improve the quality of life for seniors and disabled, while stimulating economic development.

Demographic analysis was produced from a variety of sources by Bexar County staff at each stage of the process to identify, describe, isolate concentrations of populations, and attempt to identify or justify intrinsic professional understanding of the degree of service need.

#### PRIORITIES

The priorities set for the 2005 - 2009 Consolidated Plan period are:

Public Service

Housing

Public Facilities

Infrastructure

Economic Development

The existence of another entitlement community within Bexar County necessitates the description of Bexar County as a whole, inclusive of the City of San Antonio and the description of the Urban County jurisdiction that is composed of the balance of Bexar County and its participating cities. We have made a concerted effort to note our distinction throughout this Consolidated Plan.

Bexar County is a vibrant community of diverse ethnic, cultural and economic characteristics. With a population of total population of 1,471,644 persons, 68.9% are White, 54.3% are Hispanic, 7.2% are Black/African American, .8% are American Indian and Alaska Natives and 1.6% are Asian.

#### URBAN COUNTY - BALANCE OF BEXAR COUNTY

Bexar County's Urban County jurisdiction population totals 213,553 and includes 146,472 persons living in the unincorporated areas of Bexar County and 67,147 persons living in the participating cities of Balcones Heights, China Grove, Converse, Elmendorf, Grey Forest, Helotes, Kirby, Leon Valley, Live Oak, Selma, Shavano Park, Somerset and Universal City.

There are several factors that have impacted the Bexar County Urban County jurisdiction over the past three years. Annexation activities undertaken by the City of San Antonio are expected to have substantial effects during the next five years. In order of importance those factors are:

- Annexation of land by the City of San Antonio the bulk of which is via its Southside Initiative.
- The realization of the Toyota Truck Manufacturing site and the establishment of its provider locations.
- The increase in the number of elderly persons in the participating cities.
- The concentration of disabled persons in the unincorporated areas of Bexar County.
- The re-certification process that will take place in April 2006 for the succeeding three years.

Regardless of the changes brought about by these factors, Bexar County remains committed to ensuring that HUD funding is used consistently for the benefit of its low moderate income populations. Bexar County is proud that it consistently uses one hundred per cent (100%) of its funding for projects that qualify under the low to moderate income category. Equally important is the fact that Bexar County makes use of the full fifteen per cent (15%) set aside of CDBG funds for public service projects. These standards for the use of HUD funding are elemental to Bexar County's operation of the CDBG and HOME programs.

Leveraging federal funds to meet the needs of the low and moderate income persons has been a fundamental practice in CDBG and HOME programs.

Of the original seventy-three (73) water projects that were identified in the 1995 Texas Water Development Board study, sixty-six (66) have been completed. In addition to the originally identified projects, seventeen (17) additional projects were identified and funded. Since 1995, the majority of the water improvement projects have been funded with CDBG money and required financial contributions from the water purveyors. The estimated cost of providing access to potable water in the unincorporated areas of Bexar County in 1995 was \$14,579,613. To date, CDBG funding of \$6,648,307 has leveraged funds for water improvement projects totaling \$3,531,657. These water improvement projects include the installation of 535,856 linear feet of water mains and the service line connections for 642 low to moderate income households that had no access to potable water or fire protection. With the contribution of water purveyor funding, an additional 40,356 households also accessed potable water.

Twelve (12) water expansion projects have been completed during the 2000 to 2004 Consolidated Plan period. The total allocation for these projects was \$1,634,541. The CDBG allocation for water expansion projects leveraged \$817,271 received from water purveyors.

In addition to the obvious benefit of improving quality of life and public health circumstances in rural Bexar County, access to water has been an economic

## Bexar County Department of Infrastructure Services

development stimulant for the area that is home to the anticipated Toyota Manufacturing plant.

The next layer of needed infrastructure improvements include sewer, drainage and street reconstruction projects. The major flood event in 2002 exacerbated the need for flood and drainage improvements. During 2000-2004 ,eight (8) Street reconstruction projects, six (6) drainage projects and one (1) waste water treatment plant projects were completed. The majority of these projects were located in the participating cities of Leon Valley, Elmendorf, Somerset, Balcones Heights, Converse and Universal City. Street reconstruction cost totaled \$1,092,275. Drainage projects totaled \$2,393,418 and the waste water treatment plant project totaled \$110,000.

In the succeeding five year period, Bexar County anticipates that it will undertake more flood, drainage and sewer improvement projects. Drainage project and street reconstruction requests from the participating cities are expected to increase along with the handicapped accessibility projects that will be needed to accommodate the needs of the elderly and disabled populations that are on the rise.

The allocation of Public Service funds for the Bexar County Utility Assistance program leverages three to four times the amount allocated in CDBG funds. Public Service funding in the approximate amount of \$200,000 to \$300,000 annually is used to meet the utility, prescription medicine and rental assistance needs for persons living in the Urban County jurisdiction. According to the Bexar County Justice and Support Services department, CDBG funds make possible the receipt of an approximately \$2,000,000 in additional funding from the state, local, non-governmental and in-kind sources. This funding is used to meet the utility, prescription medicine and rental assistance needs for persons living throughout Bexar County, including the Urban County jurisdiction.

In 2003 and 2004, funding for Public Facilities totaling \$783,924 was allocated to meet the needs of the elderly, disabled, abused/neglected youth and low to moderate income persons. A total of \$633,882 was allocated for nutrition and ADA projects that were of benefit to the elderly and disabled, respectively. Funding for a rehabilitation facility for abused/neglected youth was allocated in the amount of \$54,000. Pletz Park improvements were made so that residents in an area of Bexar County that has a very high percentage of low to moderate income persons could have access to recreational facilities. Bexar County anticipates that the growing concentration of the elderly and disabled, particularly in the participating cities will drive increased requests for assistance in building or improving facilities that serve these populations.

HOME funding has been used to spur the development of single family dwellings in the Urban County jurisdiction. Capitalizing on the infrastructure improvements that have been made, HOME allocations to Neighborhood Housing Services has resulted in the construction single family dwellings in Elmendorf and Somerset. The housing needs of the disabled have been met by the construction of assisted living facilities by Accessible Space Inc. This housing is located in Universal City and Live Oak. Preservation of existing housing stock in the Urban County jurisdiction and improvement of housing so that it meets housing quality standards has been accomplished through the Housing Rehabilitation program funded by HOME.

While there is a continued emphasis on 1st time Homebuyers programs, the need for multi-family housing in the unincorporated area is a rapidly emerging need due to

the existence of "precariously housed or marginally housed" persons who live in the unincorporated areas. The establishment of the Toyota Manufacturing facility will doubtless spur additional migration to that area and increase the need for housing that is convenient to the work opportunities that are being developed by Toyota and its suppliers. Based upon the CHAS data, knowledge of the housing stock in the unincorporated area and collaboration with housing providers, the greatest need for affordable housing is multi-family housing and single family dwellings. Different areas of the urban county jurisdictions have different needs. The southern, western and eastern sectors have a greater need for multi-family housing. The southern and eastern sector existing housing stock need substantial financial support for rehabilitation of homeowner occupied services. The CHAS data used by Bexar County and the Housing Authority of Bexar County indicates that the priority housing should be targeted for families with income, =30% of the area median income, families with income >30% but <=50% of the area median income, the elderly and families with disabilities. Out of 154,961 total households (31.7%) identified problems with housing, 119,276 households (24.4%) are cost burdened greater than 30 percent of their household income, and 48,394 (9.9%) are cost burdened greater than 50 percent of their household income. These categories likely overlap but at this time it is not possible to be more specific.

The basis for assigning priority for these housing needs is based upon the cost burden to the families and the income level of the families seeking housing, and the homelessness prevention activities that include financial assistance for utilities, medicine and rent will continue to be a high priority in the Public Service category.

The citizen participation process was designed to ensure maximum opportunity for participation and input by Bexar County citizens. On December 21, 2004, Bexar County Commissioners Court established the 2005 - 2009 Consolidated Plan Committee and set the dates of the public hearings needed to begin the planning process. Bexar County expanded the scope of participation in the Consolidated Planning process by including persons and agencies who have also participated in other significant county-wide strategic planning or program evaluation processes such as the development of the Bexar County Community Plan mandated by the Governor's Office and the Bexar County Family Justice program's Project WATCH program. The addition of these participants strengthened the planning process through the integration of other strategic planning objectives and additional funding sources that may be tapped to meet the needs that are identified in the 2005-2009 Consolidated Plan.

All together, community input was incorporated into the Consolidated Plan from sixty-five (65) representatives of forty-five (45) organizations, six (6) public hearings, and one hundred sixteen (116) survey results.