

EV:
11/16/95
[27]

AN ORDINANCE 83199

ACCEPTING U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) ENTERPRISE COMMUNITIES PROGRAM FUNDS IN THE AMOUNT OF \$2,947,368.00; APPROPRIATING SAID FUNDS; AUTHORIZING THE EXECUTION OF ALL RELATED DOCUMENTS; AND APPROVING THE BUDGET.

* * * * *

WHEREAS, Ordinance No. 80298, passed June 9, 1994, approved the strategic plan for the Enterprise Communities Program and its submission to the U.S. Department of Housing and Urban Development (HUD) for Enterprise Community funding; and

WHEREAS, the Enterprise Communities Program, funded by the Supportive Services Block Grant (SSBG), is designed to provide financial assistance for revitalization efforts in the designated Enterprise Communities area; and

WHEREAS, Enterprise Communities Program funds are awarded by HUD to municipalities through the state governments; and

WHEREAS, HUD has awarded the City a total amount of \$2,917,894.00 in Enterprise Communities Program funds; and

WHEREAS, because administrative costs will be incurred by the State's Health and Human Services Commission as pass-through agent for said funds, it is necessary that \$29,474.00 of the above-stated funds be set aside for this purpose; and

WHEREAS, the remaining amount of awarded Enterprise Communities Program funds will enable the City to provide additional housing, economic and community development services to residents in the designated Enterprise Communities area in accordance with the Enterprise Communities Program regulations, strategic plan and program benchmarks; and

WHEREAS, the above-stated program benchmarks were developed to accord with the approved strategic plan submitted to HUD, are a reflection of official citizen participation and review, meeting all requirements of HUD, and have, with minor modifications, been approved by the City Council Housing Task Force; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The U.S. Department of Housing and Urban Development (HUD) Enterprise Communities Program funds in the total amount of \$2,947,368.00 is hereby authorized to be accepted in accordance with the City of San Antonio Enterprise Communities Program

Benchmarks, approved hereby, affixed hereto and incorporated herein for all purposes as Attachment I. The City Manager, or in his stead, either the Assistant City Manager, an Assistant to the City Manager or the Housing and Community Development Director is hereby authorized to accept said funds on behalf of the City and to execute all related contracts and other documents in connection therewith.

SECTION 2. Fund No. 26-054076, entitled "Enterprise Communities Program" is hereby designated for use in accounting for the aforestated funds and the sum of \$2,947,368.00 is hereby appropriated in said fund as set forth in the budget, approved hereby, affixed hereto and incorporated herein for all purposes as Attachment II.

SECTION 3. This ordinance shall be effective on and after the tenth (10th) day after passage hereof.

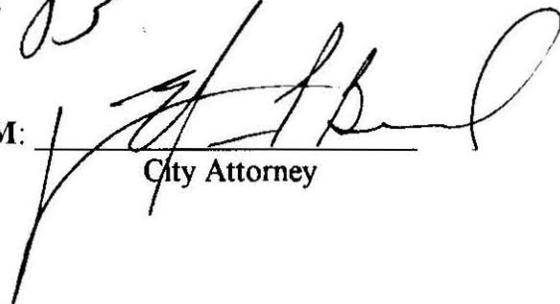
PASSED AND APPROVED this 16th day of November, 1995.


M A Y O R

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

95-48

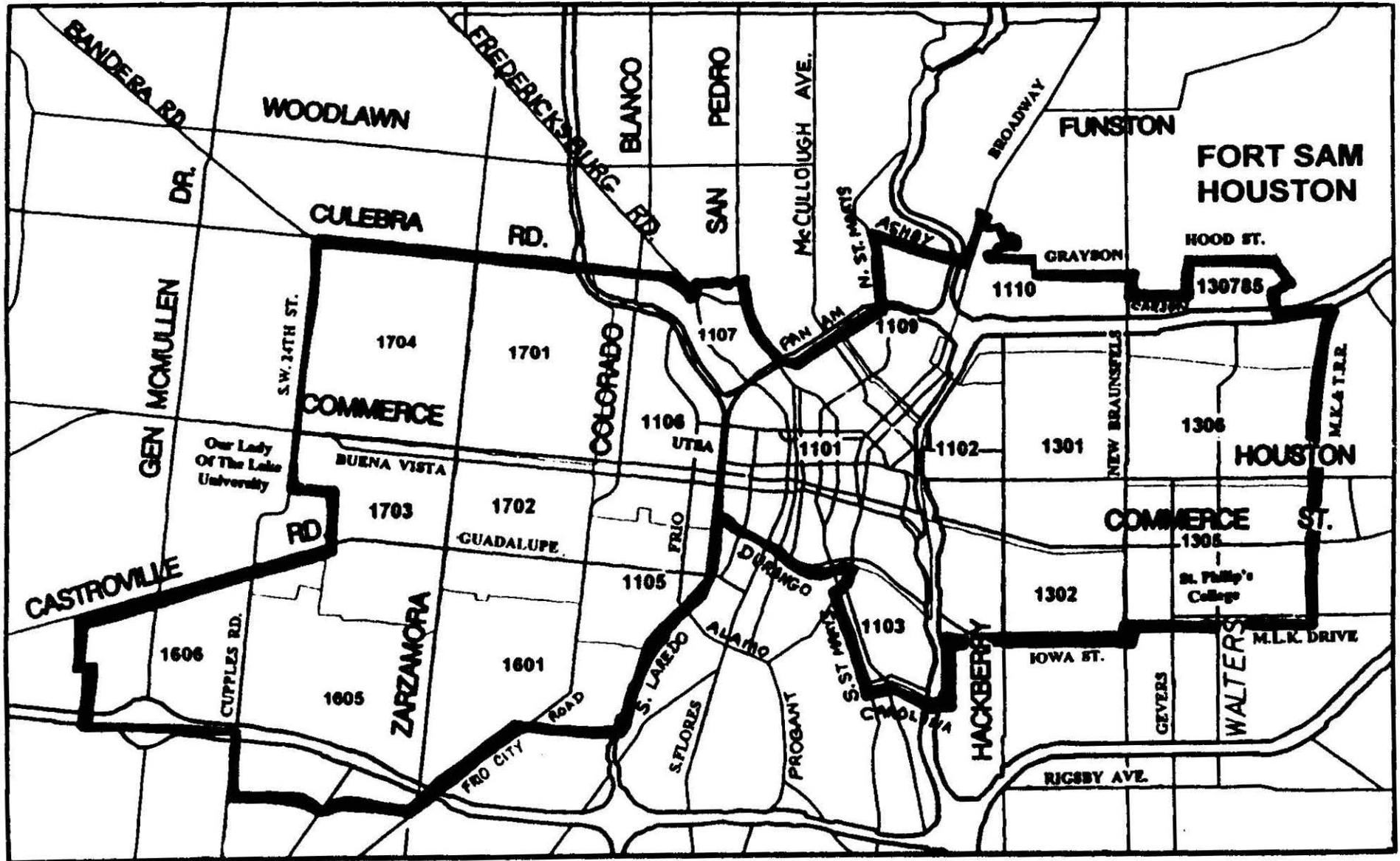
City Of
SAN ANTONIO

**ENTERPRISE COMMUNITIES
PROGRAM**

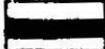
**Benchmarks
&
Benchmark Activities**

San Antonio

ENTERPRISE COMMUNITIES PROGRAM



PREPARED BY THE CITY OF SAN ANTONIO, PLANNING DEPARTMENT

 SELECTED 1990 CENSUS TRACTS

Program Benchmarks:

1. Rehabilitate 300 housing units in the E.C. and provide employment and training opportunities for E.C. residents and or contractors.

1.1 Increase funding support of the City Rental Rehabilitation Program in the EC.

Total Cost For Activity: \$ 7,979,026

CDBG \$ 2,122,500 *

SSBG \$ 270,526 **

Private Sector etc. \$ 5,586,000.

1.2 Perform minor rehabilitation on EC housing units in cooperation with the, City Year Program, San Antonio Development Agency Emergency Repair, City-Wide Rehabilitation Program and other EC neighborhood paint grant programs.

Total Cost For Activity: \$ 1,271,000

CDBG \$ 270,000

SSBG \$ 65,000

Private Sector etc. \$ 936,000.

2. Build 300 housing units in the E.C. and provide employment and training opportunities for E.C. residents and contractors.

2.1 Build affordable housing units in cooperation with the "Youth Build" Project, San Antonio Development Agency, San Antonio Housing Authority, Bexar County, the San Antonio Alternative Housing Corporation and Avenida Guadalupe Development.

Total Cost For Activity: \$49,042,966

HUD \$45,500,000

CDBG \$2,500,000

SSBG: \$ 0

Private Sector etc. \$ 1,042,966.

3. Promote community and economic development through building and developing five (5) community centers and employment generating mixed business development sites.

3.1 Build and develop the Dorie Miller Center Project to provide community services and employment in the EC.

Total Cost For Activity: \$ 2,200,000

CDBG \$1,200,000,

SSBG: \$ 0

Private Sector etc. \$1,000,000 .

3.2 Build and develop the Eastside Sports Complex in cooperation with St. Philips College to provide community services and employment in the EC.

Total Cost For Activity: \$ 3,500,000

HUD \$ 3,500,000

SSBG: \$ 0 .

* - All references to CDBG funds represent funds that have already been allocated. This document does not represent any new CDBG funding commitments.

** - SSBG is the abbreviation for Social Service Block Grants. It is the funding associated with the Enterprise Communities Program.

3.3 Build and develop community business incubator and strip center in cooperation with St. Philips College and the Dorie Miller Center Project to provide community services and employment in the EC.

Total Cost For Activity: \$1,150,000

SSBG \$ 150,000

CDBG: \$ 0

Private Sector etc. \$1,000,000.

3.4 Develop the Westside Business Venture in cooperation with HHS, HUD, DOL and US Dept. of Commerce to provide community training and employment in the EC.

Total Cost For Activity: \$ 150,000

SSBG \$150,000

CDBG: \$ 0

4. Promote community educational development, training and job placement for 100 residents of EC housing projects.

4.1 Work with AVANCE, George Gervin Youth Center, St. Philips College, Bexar County Opportunities Industrialization Center (BCOIC) and area businesses to provide recruitment, testing and vocational training assistance to 100 EC residents and contractors.

Total Cost For Activity: \$375,000

SSBG \$375,000

CDBG: \$ 0.

5. Expand E.C. services to provide 745 additional youth and adults with educational, job training and supportive services.

5.1 Expand services of Healy Murphy Center to provide educational, literacy, parenting and pre-employment job training skills to 25 additional residents.

Total Cost For Activity: \$75,000

SSBG: \$ 75,000

CDBG: \$ 0

5.2 Develop center-based educational/ parenting classes at the Alazan Apache Public Housing Development

Total Cost For Activity: \$ 110,000

SSBG \$ 100,000

CDBG: \$10,000

5.3 Expand the City of San Antonio's Mentors Collaborative Program and develop the mechanism to address the needs of 100 at-risk youth in the schools within the Enterprise Communities area to provide literacy, ESL/ABE/GED classes, and supportive services to serve additional EC youth.

Total Cost For Activity: \$ 80,000

SSBG \$ 80,000

CDBG: \$ 0.

5.4 Enhance and expand the level of educational/recreational services for 150 at-risk youth at the Downtown Drop-In Center.

Total Cost For Activity: \$ 60,000

SSBG \$ 60,000.

- 5.5 Establish a Social Service Support Fund (RFP) to provide and leverage funding to community groups and non-profits organizations to enhance community self-sufficiency programs (at-risk youth, child care services, elderly services, nutrition, health etc.) to 350 E.C. residents.

Total Cost For Activity: \$ 300,000

SSBG \$300,000

CDBG: \$ 0.

- 5.6 Promote and expand the Family Resource Center concept throughout the EC area with available resources to the extent possible.

Total Cost For Activity: \$ 0.

- 5.7 Provide Project QUEST with funds to continue vocational skills training for 20 E.C. area residents for one year.

Total Cost For Activity: \$200,000

SSBG: \$ 200,000

CDBG: \$ 0

6. Provide twenty (20) businesses with micro-loans.

- 6.1 Enhance existing City and ACCION revolving micro-loan programs.

Total Cost For Activity: \$ 750,000

SSBG \$ 300,000

CDBG: \$ 0 ,

Private Sector etc. (SALDC) \$ 200,000 , (ACCION) \$ 250,000.

7. Provide business counseling and technical assistance to 50 small business representatives and create employment opportunities.

- 7.1 Conduct a needs assessment of businesses in the area and provide business counseling.

Total Cost For Activity: \$70,000

SSBG \$70,000

CDBG: \$ 0 .

8. Establish and Develop International Logistics Trade Center Sites.

- 8.1 Develop a warehouse and distribution center action and marketing plan for the Cattlemen's Square and Stockyard area to attract industry and create jobs for area residents.

Total Cost For Activity: \$ 50,000

SSBG \$ 50,000

CDBG: \$ 0 .

9. Stimulate commercial revitalization in eight (8) target neighborhoods and create jobs.

- 9.1 Develop a commercial revitalization plan for the Ft. Sam Gateway, Cattlemen's Square, Southtown, Coliseum Oaks, St. Paul Square, Avenida Guadalupe, Zarzamora St. Area, or Our Lady of The Lake Area.

Total Cost For Activity: \$50,000

SSBG \$ 50,000.

9.2 Establish a commercial loan program to stimulate revitalization in Ft. Sam Gateway, Cattlemen's Square, Southtown, Coliseum Oaks, St. Paul Square, Avenida Guadalupe, Zarzamora St. Area or Our Lady of The Lake Area.

Total Cost For Activity: \$272,386

SSBG \$ 272,386.

10. Provide facade loans to eligible businesses in the EC area.

10.1 Establish a revolving facade loan program for businesses wanting to renovate/expand existing facilities and increase employment opportunities for area residents.

Total Cost For Activity: \$ 350,000

SSBG \$ 100,000

Private Sector etc. (SABDF) \$ 250,000.

11. Provide acquisition and redevelopment funds to area businesses.

11.1 Establish an Acquisition Redevelopment Fund Program to acquire/redevelop condemned, abandoned and vacant properties in the Enterprise Communities Program area; and retain companies, and create employment opportunities.

Total Cost For Activity: \$ 500,000

SSBG \$250,000

Private Sector etc. \$ 250,000 .

SUMMARY OF ENTERPRISE COMMUNITIES PROGRAM PROJECTS

<u>PROJECT</u>	<u>AMOUNT</u>
City Rental Rehab. Prog. (Housing & Com. Dev. Dept.)	\$ 270,526
Mentors Collaborative Prog. (Youth Initiatives Dept.)	80,000
City Small Business Loan Prog. (Eco. Development Dept.)	150,000
Small Business Counseling Prog. (Eco. Development Dept.)	70,000
International Trade Center (Eco. Development Dept.)	50,000
Commercial Revitalization Prog. (Eco. Development Dept.)	272,386
Neighborhood Eco. Dev. Study (Eco. Development Dept.)	50,000
Facade Loan Prog. (Eco. Development Dept.)	100,000
Acquisition/ Redevelopment Fund (Eco. Development Dept.)	250,000
Social Service Support Fund (Community Initiatives Dept.)	300,000
SUB TOTAL	\$1,592,912.00
City Year Program	15,000
Emergency Repair Program (SADA)	50,000
St. Philip's College (HBCU Initiative)	150,000
Westside Venture	150,000
AVANCE	100,000
George Gervin Center	175,000
Healy Murphy Center	75,000
Bexar County Industrialization Opportunities Center (BCOIC)	100,000
AVANCE/Alazan Apache Project	100,000
Downtown Drop-In Center	60,000
Project QUEST	200,000
ACCION Small Business Loan Program	150,000
Texas Health & Human Services Commission 1% Administrative Fee	29,474
TOTAL	\$2,947,386.00
Total CDBG Funds For E.C. Projects	\$ 6,102,500
Total Estimated HUD Funds For E.C. Projects	\$49,000,000
Total Estimated Private Sector Funds (Businesses, Grants etc.)	\$10,514,966
<u>TOTAL E.C. Investment</u>	<u>\$68,564,852</u>

Revised - Council Action 11/16/95

ENTERPRISE COMMUNITIES PROGRAM
Fund 26-054076

<u>Index Code</u>	<u>Account</u>	<u>Current Budget</u>	<u>Revision (+) (-)</u>	<u>Revised Budget</u>
REVENUES				
020065	HUD Enterprise Grant	\$0.00	\$+2,947,386.00	\$2,947,386.00
		-----	-----	-----
		\$0.00	\$+2,947,386.00	\$2,947,386.00

APPROPRIATIONS

31-01-01 Housing & Community Development

588988	City Rental Rehabilitation	\$0.00	\$+270,526.00	\$270,526.00
		-----	-----	-----
	Total 31-01-01	\$0.00	\$+270,526.00	\$270,526.00

80-26-01 Youth Initiatives

588996	Mentors Collaborative Program	\$0.00	\$+80,000.00	\$80,000.00
		-----	-----	-----
	Total 80-26-01	\$0.00	\$+80,000.00	\$80,000.00

16-01-01 Economic Development

589002	City Small Business Loan Program	\$0.00	\$+150,000.00	\$150,000.00
589028	Small Business Counseling Program	0.00	+70,000.00	70,000.00
589036	International Trade Center	0.00	+50,000.00	50,000.00
589143	Commercial Revitalization	0.00	+272,386.00	272,386.00
589150	Neighborhood Economic Dev. Study	0.00	+50,000.00	50,000.00
589168	Facade Loan Program	0.00	+100,000.00	100,000.00
589432	Acquisition/Redevelopment Fund	0.00	+250,000.00	250,000.00
		-----	-----	-----
	Total 16-01-01	\$0.00	\$+942,386.00	\$942,386.00

APPROPRIATIONS

<u>Index Code</u>	<u>Account</u>	<u>Current Budget</u>	<u>Revision (+) (-)</u>	<u>Revised Budget</u>
38-01-01 Community Initiatives				
589440	Social Service Support	\$0.00	\$+300,000.00	\$300,000.00
Total 80-26-01		\$0.00	\$+300,000.00	\$300,000.00
31-12-90 Enterprise Agencies				
589457	City Year Program	\$0.00	\$+15,000.00	\$15,000.00
589465	Emergency Repairs (SADA)	0.00	+50,000.00	50,000.00
589804	St. Philip's College (HBCU Initiative)	0.00	+150,000.00	150,000.00
589820	Westside Venture	0.00	+150,000.00	150,000.00
589838	Avance/St. Philip's College	0.00	+100,000.00	100,000.00
589853	George Gervin Center	0.00	+175,000.00	175,000.00
	Bexar County OIC	0.00	+100,000.00	100,000.00
589879	Healy Murphy Center	0.00	+75,000.00	75,000.00
589887	Avance/Alazan Apache	0.00	+100,000.00	100,000.00
589895	Downtown Drop-In Center	0.00	+60,000.00	60,000.00
589903	Project Quest	0.00	+200,000.00	200,000.00
589911	Accion Small Business Loan Prog.	0.00	+150,000.00	150,000.00
589929	Texas Health & Human Services (1% Fee)	0.00	+29,474.00	29,474.00
Total 31-12-90		\$0.00	\$+1,354,474.00	\$1,354,474.00
Total Appropriations:		\$0.00	\$+2,947,386.00	\$2,947,386.00

Fund Only I.C. 000401

DO NOT TYPE IN THIS SPACE		CITY OF SAN ANTONIO Request For Ordinance/Resolution	For CMO use only	
Approval			Date Considered	
Finance	Budget		Consent <input type="checkbox"/>	Individual <input type="checkbox"/>
Legal	Coordinator	Item No. <i>27</i>	Ord. No.	

Date: November 7, 1995	Department: Housing & Community Development	Contact Person/Phone # Andrew W. Cameron/220-3600 <i>RPW</i>
Date Council Consideration Requested: November 16, 1995	Deadline for Action: November 16, 1995	Dept. Head Signature: <i>Andrew W. Cameron</i>

SUMMARY OF ORDINANCE

This ordinance approves, appropriates and authorizes the City Manager to accept the Housing and Urban Development (HUD) Enterprise Communities Program funds in the amount of \$2,947,368 in accordance with the attached Program Benchmarks and Budget; authorizes the City Manager, or his designated representative, to execute the required contracts and other documents; and assigns responsibilities for grant administration of the Enterprise Communities (EC) Program.

These funds are awarded by HUD to municipalities through the state governments. In Texas, the State Health and Human Services Commission (HSC) serves as a pass through agent and \$29,474 of the \$2,947,386 awarded will be set aside to cover State administrative costs. A total of \$2,917,894 will be awarded to the projects identified in the attached document.

The proposed benchmarks were developed by City staff and (as required by HUD) are consistent with original application and strategic plan for Enterprise Community funding submitted to HUD last year. Staff held three public meetings with citizens that participated in the original plan development. The review group served as an Ad Hoc Review Committee and their comments were considered by City staff before the final draft document was submitted to the City Council Housing Task Force. The Ad Hoc Review Committee met the HUD requirements for official citizen review because they represented citizens that were:

Council Memorandum Must Be Attached To Original

Other Depts., Boards, Committees Involved (please specify):
Planning, Community Initiatives, Economic Development

Contract signed by other party
 Yes No

FISCAL DATA (If Applicable)	Budgetary Implications
Fund No. _____ Amt. Expended _____	Funds/Staffing Budgeted Yes <input type="checkbox"/> No <input type="checkbox"/>
Activity No. _____ SID No. _____	Positions Currently Authorized _____
Index Code _____ Project No. _____	Impact on future O & M _____
Object Code _____	If positions added, specify class and no. _____

Comments:
 This has been reviewed by the Housing Task Force and the Economic Development Action Team.

Coordinator — White
 Legal — Green
 Budget — Canary
 Finance — Pink
 Originator — Gold

DO NOT TYPE IN THIS SPACE		CITY OF SAN ANTONIO Request For Ordinance/Resolution	For CMO use only	
Approval			Date Considered	
Finance	Budget		Consent <input type="checkbox"/>	Individual <input type="checkbox"/>
Legal	Coordinator	Item No.		
		Ord. No.		

Date: November 7, 1995	Department: Housing & Community Development	Contact Person/Phone # Andrew W. Cameron/220-3600
Date Council Consideration Requested: November 16, 1995	Deadline for Action: November 16, 1995	Dept. Head Signature: <i>Andrew W. Cameron</i>

Summary (Cont.) SUMMARY OF ORDINANCE

- * Residents of the Enterprise Community Area
- * Citizens employed in the Enterprise Community Area
- * Citizens that own businesses in the Enterprise Community Area.

The City Council Housing Task Force approved staff's recommendation with minor modifications and directed staff to present the Enterprise Communities Program to the City Council for review and formal action.

The Enterprise Community designation will be in place for a 10 year period. The Supportive Services Block Grant (SSEG) is the funding component of the Enterprise Communities Program. The SSEG was intended to be used by participating jurisdictions to help finance revitalization efforts during the program period. The proposed plan recommends using all SSEG funds during our first funding year. For the balance of the program years, staff will take advantage of any local and state funds that become available and those federal support programs that will be made available by HUD, to continue our revitalization efforts in the target area.

Council Memorandum Must Be Attached To Original

Other Depts., Boards, Committees Involved (please specify):

Contract signed by other party Yes No

FISCAL DATA (If Applicable)	Budgetary Implications
Fund No. _____ Amt. Expended _____	Funds/Staffing Budgeted Yes <input type="checkbox"/> No <input type="checkbox"/>
Activity No. _____ SID No. _____	Positions Currently Authorized _____
Index Code _____ Project No. _____	Impact on future O & M _____
Object Code _____	If positions added, specify class and no. _____ _____ _____
Comments:	

Coordinator — White
Legal — Green
Budget — Canary
Finance — Pink
Originator — Gold

DO NOT TYPE IN THIS SPACE		CITY OF SAN ANTONIO Request For Ordinance/Resolution	For CMO use only	
Approval			Date Considered	
Finance	Budget		Consent <input type="checkbox"/>	Individual <input type="checkbox"/>
Legal	Coordinator	Item No.		
		Ord. No.		

Date: November 7, 1995	Department: Housing & Community Development	Contact Person/Phone # Andrew W. Cameron/320-3600
Date Council Consideration Requested: November 16, 1995	Deadline for Action: November 16, 1995	Dept. Head Signature: <i>Andrew W. Cameron</i>

Summary (Cont.)

SUMMARY OF ORDINANCE

As part of the neighborhood revitalization strategy, funding for social service agencies such as AVANCE, City Year, the George Gerwin Youth Center, and Project Quest is recommended. However, the Housing Task Force agreed that this funding does not represent a commitment for additional social service funding in subsequent years. Each agency will receive EC funding with the understanding that it is a one-time allocation and that Enterprise Community funds shall not be used to initiate or expand a program that will not be completely implemented when the program funds are expended.

Staff recommends approval.

Council Memorandum Must Be Attached To Original

Other Depts., Boards, Committees Involved (please specify):

Contract signed by other party

Yes No

FISCAL DATA (If Applicable)	Budgetary Implications
Fund No. _____ Amt. Expended _____	Funds/Staffing Budgeted Yes <input type="checkbox"/> No <input type="checkbox"/>
Activity No. _____ SID No. _____	Positions Currently Authorized _____
Index Code _____ Project No. _____	Impact on future O & M _____
Object Code _____	If positions added, specify class and no. _____
Comments:	_____

Coordinator — White
 Legal — Green
 Budget — Canary
 Finance — Pink
 Originator — Gold

RECEIVED
CITY OF SAN ANTONIO
COUNCIL OFFICE

AGENDA ITEM NO. 27

CITY OF SAN ANTONIO

95 NOV 15 PM 5:07
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

Interdepartmental Correspondence Sheet

TO: City Council through City Manager

FROM: Ⓟ Andrew W. Cameron, Director, Housing & Community Development RPW

COPIES TO: Finance, Legal, Management Services, File

Request for Ordinance - Approve Acceptance and Appropriation of

SUBJECT: Enterprise Communities Funds Activities

DATE: November 3, 1995

Summary and Recommendation

This ordinance approves, appropriates and authorizes the City Manager to accept the Housing and Urban Development (HUD) Enterprise Communities Program funds in the amount of \$2,947,368 in accordance with the attached Program Benchmarks and Budget; authorizes the City Manager, or his designated representative, to execute the required contracts and other documents; and assigns responsibilities for grant administration of the Enterprise Communities (EC) Program.

These funds are awarded by HUD to municipalities through the state governments. In Texas, the State Health and Human Services Commission (HHSC) serves as a pass through agent and \$29,474 of the \$2,947,386 awarded will be set aside to cover State administrative costs. A total of \$2,917,894 will be awarded to the projects identified in the attached document.

The proposed benchmarks were developed by City staff and (as required by HUD) are consistent with the original application and strategic plan for Enterprise Community funding submitted to HUD last year. Staff held three public meetings with citizens that participated in the original plan development. The review group served as an Ad Hoc Review Committee and their comments were considered by City staff before the final draft document was submitted to the City Council Housing Task Force. The Ad Hoc Review Committee met the HUD requirements for official citizen review because they represented citizens that were:

- ◇ Residents of the Enterprise Community Area
- ◇ Citizens employed in the Enterprise Community Area
- ◇ Citizens that own businesses in the Enterprise Community Area.

Summary and Recommendation (Cont.)

The City Council Housing Task Force approved staff's recommendation with minor modifications and directed staff to present the Enterprise Communities Program to the City Council for review and formal action.

The Enterprise Community designation will be in place for a 10 year period. The Supportive Services Block Grant (SSBG) is the funding component of the Enterprise Communities Program. The SSBG was intended to be used by participating jurisdictions to help finance revitalization efforts during the program period. The proposed plan recommends using all SSBG funds during our first funding year. For the balance of the program years, staff will take advantage of any local and state funds that become available and those federal support programs that will be made available by HUD, to continue our revitalization efforts in the target area.

As part of the neighborhood revitalization strategy, funding for social service agencies such as AVANCE, City Year, the George Gervin Youth Center, and Project Quest is recommended. However, the Housing Task Force agreed that this funding does not represent a commitment for additional social service funding in subsequent years. Each agency will receive EC funding with the understanding that it is a one-time allocation and that Enterprise Community funds shall not be used to initiate or expand a program that will not be completely implemented when the program funds are expended.

Staff recommends approval.

Policy Analysis

The approval of this item is consistent with City Council policy and Federal regulations regarding funded programs operated by the City. The activities and appropriations included in this recommendation are in accordance with the Enterprise Communities Program regulations, strategic plan and program benchmarks.

Financial Impact

This action accepts \$2,947,368 in Enterprise Communities Program funds, and appropriates these funds for project activity in accordance with the Adopted Enterprise Communities Program Strategic Plan and Benchmarks. This action has no general fund impact but will enable the City to provide additional housing, economic and community development services to residents in the Enterprise Communities area.

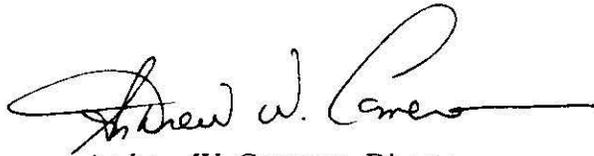
The City Manager, or his authorized representative, is authorized to execute all documents required by Department of Housing and Urban Development (HUD), Department of Health and Human Services (HHS) and the Texas Health and Human Services Commission (HHSC) to finalize contractual agreements; approve budget adjustments within project allocations to conform with actual expenditures and officially close project and program financial records following completion of the authorized scope-of-work.

Financial Impact (Cont.)

This Action designates the Assistant City Manager, Assistants to the City Manager, and the Housing and Community Development Director as official representatives of the City Manager for actions pertaining to the Enterprise Communities program.

Supplementary Comments

The provisions of the Ethics Ordinance do not pertain to this action



Andrew W. Cameron, Director
Department of Housing and
Community Development

pmp

Atch.

Approved:



Alexander E. Briseño
City Manager

k/curley.ord1

City Of
SAN ANTONIO

**ENTERPRISE COMMUNITIES
PROGRAM**

**Benchmarks
&
Benchmark Activities**

Program Benchmarks:

1. Rehabilitate 300 housing units in the E.C. and provide employment and training opportunities for E.C. residents and or contractors.

1.1 Increase funding support of the City Rental Rehabilitation Program in the EC.

Total Cost For Activity: \$ 7,979,026

CDBG \$ 2,122,500 *

SSBG \$ 270,526 **

Private Sector etc. \$ 5,586,000.

1.2 Perform minor rehabilitation on EC housing units in cooperation with the, City Year Program, San Antonio Development Agency Emergency Repair, City-Wide Rehabilitation Program and other EC neighborhood paint grant programs.

Total Cost For Activity: \$ 1,271,000

CDBG \$ 270,000

SSBG \$ 65,000

Private Sector etc. \$ 936,000.

2. Build 300 housing units in the E.C. and provide employment and training opportunities for E.C. residents and contractors.

2.1 Build affordable housing units in cooperation with the "Youth Build" Project, San Antonio Development Agency, San Antonio Housing Authority, Bexar County, the San Antonio Alternative Housing Corporation and Avenida Guadalupe Development.

Total Cost For Activity: \$49,042,966

HUD \$45,500,000

CDBG \$2,500,000

SSBG: \$ 0

Private Sector etc. \$ 1,042,966,

3. Promote community and economic development through building and developing five (5) community centers and employment generating mixed business development sites.

3.1 Build and develop the Dorie Miller Center Project to provide community services and employment in the EC.

Total Cost For Activity: \$ 2,200,000

CDBG \$1,200,000,

SSBG: \$ 0

Private Sector etc. \$1,000,000 .

3.2 Build and develop the Eastside Sports Complex in cooperation with St. Philips College to provide community services and employment in the EC.

Total Cost For Activity: \$ 3,500,000

HUD \$ 3,500,000

SSBG: \$ 0 .

* - All references to CDBG funds represent funds that have already been allocated. This document does not represent any new CDBG funding commitments.

** - SSBG is the abbreviation for Social Service Block Grants. It is the funding associated with the Enterprise Communities Program.

3.3 Build and develop community business incubator and strip center in cooperation with St. Philips College and the Dorie Miller Center Project to provide community services and employment in the EC.

Total Cost For Activity: \$1,250,000

SSBG \$ 250,000

CDBG: \$ 0

Private Sector etc. \$1,000,000.

3.4 Develop the Westside Business Venture in cooperation with HHS, HUD, DOL and US Dept. of Commerce to provide community training and employment in the EC.

Total Cost For Activity: \$ 150,000

SSBG \$150,000

CDBG: \$ 0 .

4. Promote community educational development, training and job placement for 100 residents of EC housing projects.

4.1 Work with AVANCE, George Gervin Youth Center, St. Philips College and area businesses to provide recruitment, testing and vocational training assistance to 100 EC residents and contractors.

Total Cost For Activity: \$275,000

SSBG \$275,000

CDBG: \$ 0.

5. Expand E.C. services to provide 745 additional youth and adults with educational, job training and supportive services.

5.1 Expand services of Healy Murphy Center to provide educational, literacy, parenting and pre-employment job training skills to 25 additional residents.

Total Cost For Activity: \$75,000

SSBG: \$ 75,000

CDBG: \$ 0

5.2 Develop center-based educational/ parenting classes at the Alazan Apache Public Housing Development

Total Cost For Activity: \$ 110,000

SSBG \$ 100,000

CDBG: \$10,000

5.3 Expand the City of San Antonio's Mentors Collaborative Program and develop the mechanism to address the needs of 100 at-risk youth in the schools within the Enterprise Communities area to provide literacy, ESL/ABE/GED classes, and supportive services to serve additional EC youth.

Total Cost For Activity: \$ 80,000

SSBG \$ 80,000

CDBG: \$ 0 .

5.4 Enhance and expand the level of educational/recreational services for 150 at-risk youth at the Downtown Drop-In Center.

Total Cost For Activity: \$ 60,000

SSBG \$ 60,000.

5.5 Establish a Social Service Support Fund (RFP) to provide and leverage funding to community groups and non-profits organizations to enhance community self-sufficiency programs (at-risk youth, child care services, elderly services, nutrition, health etc.) to 350 E.C. residents.

Total Cost For Activity: \$ 300,000

SSBG \$300,000

CDBG: \$ 0.

5.6 Promote and expand the Family Resource Center concept throughout the EC area with available resources to the extent possible.

Total Cost For Activity: \$ 0.

5.7 Provide Project QUEST with funds to continue vocational skills training for 20 E.C. area residents for one year.

Total Cost For Activity: \$200,000

SSBG: \$ 200,000

CDBG: \$ 0

6. Provide twenty (20) businesses with micro-loans.

6.1 Enhance existing City and ACCION revolving micro-loan programs.

Total Cost For Activity: \$ 750,000

SSBG \$ 300,000

CDBG: \$ 0 ,

Private Sector etc. (SALDC) \$ 200,000 , (ACCION) \$ 250,000.

7. Provide business counseling and technical assistance to 50 small business representatives and create employment opportunities.

7.1 Conduct a needs assessment of businesses in the area and provide business counseling.

Total Cost For Activity: \$70,000

SSBG \$70,000

CDBG: \$ 0 .

8. Establish and Develop International Logistics Trade Center Sites.

8.1 Develop a warehouse and distribution center action and marketing plan for the Cattlemen's Square and Stockyard area to attract industry and create jobs for area residents.

Total Cost For Activity: \$ 50,000

SSBG \$ 50,000

CDBG: \$ 0 .

9. Stimulate commercial revitalization in eight (8) target neighborhoods and create jobs.

9.1 Develop a commercial revitalization plan for the Ft. Sam Gateway, Cattlemen's Square, Southtown, Coliseum Oaks, St. Paul Square, Avenida Guadalupe, Zarzamora St. Area, or Our Lady of The Lake Area.

Total Cost For Activity: \$50,000

SSBG \$ 50,000.

9.2 Establish a commercial loan program to stimulate revitalization in Ft. Sam Gateway, Cattlemen's Square, Southtown, Coliseum Oaks, St. Paul Square, Avenida Guadalupe, Zarzamora St. Area or Our Lady of The Lake Area.

Total Cost For Activity: \$272,386

SSBG \$ 272,386.

10. Provide facade loans to eligible businesses in the EC area.

10.1 Establish a revolving facade loan program for businesses wanting to renovate/expand existing facilities and increase employment opportunities for area residents.

Total Cost For Activity: \$ 350,000

SSBG \$ 100,000

Private Sector etc. (SABDF) \$ 250,000.

11. Provide acquisition and redevelopment funds to area businesses.

11.1 Establish an Acquisition Redevelopment Fund Program to acquire/redevelop condemned, abandoned and vacant properties in the Enterprise Communities Program area; and retain companies, and create employment opportunities.

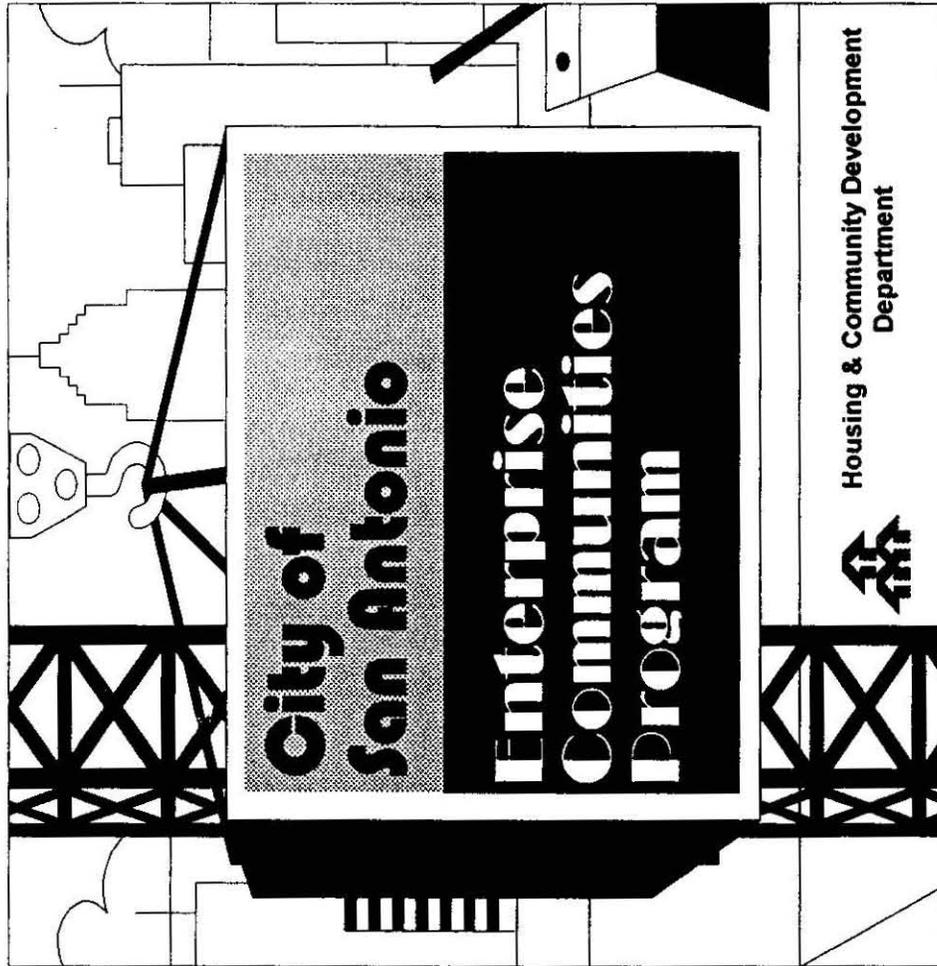
Total Cost For Activity: \$ 500,000

SSBG \$250,000

Private Sector etc. \$ 250,000 .

SUMMARY OF ENTERPRISE COMMUNITIES PROGRAM PROJECTS

<u>PROJECT</u>	<u>AMOUNT</u>
City Rental Rehab. Prog. (Housing & Com. Dev. Dept.)	\$ 270,526
Mentors Collaborative Prog. (Youth Initiatives Dept.)	80,000
City Small Business Loan Prog. (Eco. Development Dept.)	150,000
Small Business Counseling Prog. (Eco. Development Dept.)	70,000
International Trade Center (Eco. Development Dept.)	50,000
Commercial Revitalization Prog. (Eco. Development Dept.)	272,386
Neighborhood Eco. Dev. Study (Eco. Development Dept.)	50,000
Facade Loan Prog. (Eco. Development Dept.)	100,000
Acquisition/ Redevelopment Fund (Eco. Development Dept.)	250,000
Social Service Support Fund (Community Initiatives Dept.)	300,000
Sub Total	\$1,592,912
City Year Program	15,000
Emergency Repair Program (SADA)	50,000
St. Philip's College (HBCU Initiative)	250,000
Westside Venture	150,000
AVANCE/St. Phillip's College	100,000
George Gervin Center	175,000
Healy Murphy Center	75,000
AVANCE/Alazan Apache Project	100,000
Downtown Drop-In Center	60,000
Project QUEST	200,000
ACCION Small Business Loan Program	150,000
Texas Health & Human Services Commission 1% Administrative Fee	29,474
Sub Total	\$1,354,474
TOTAL	\$ 2,947,386
Total CDBG Funds For E.C. Projects	\$ 6,102,500
Total Estimated HUD Funds For E.C. Projects	\$49,000,000
Total Estimated Private Sector Funds (Businesses, Grants etc.)	\$10,514,966
<u>TOTAL E.C. Investment</u>	<u>\$68,564,852</u>



Housing & Community Development
Department



*“Linking economic, physical, and human
resource development to successfully build
a viable community and create new
opportunities for our people”*

Program Overview

The Enterprise Communities (EC) program was designed to afford communities real opportunities for growth and revitalization. It's mission: To create self-sustaining, long-term, economic development in targeted areas of pervasive poverty, unemployment, and general distress, and to demonstrate how distressed communities can achieve self-sufficiency through innovative and comprehensive strategic plans developed and implemented by alliances among private, public, and non-profit entities. These targeted areas represent a Federal version of the more familiar enterprise zone concept, now operating in 37 states.

Basic Framework

4

The framework is embodied in four key principles:

1. **Economic Opportunity**
2. **Sustainable Community Development**
3. **Community-Based Partnerships**
4. **Strategic Vision for Change**

1. Economic Opportunity

The first priority in revitalizing distressed communities is to create economic opportunities - jobs for all residents. The creation of jobs, both within the community and throughout the region, provides the foundation on which residents will become economically self-sufficient and communities can revitalize themselves.

Opportunities for entrepreneurial initiatives, small business expansion, and training for jobs that offer upward mobility are the key elements for providing economic opportunity and direction.

2. Sustainable Community Development

Economic Development and the creation of jobs can only be successful when they are part of a coordinated and comprehensive strategy that includes physical development as well as human development.

A community must be safe, have affordable housing, and access to basic human services and educational/cultural resources.

3. *Community-Based Partnerships*

The road to economic opportunity and community development starts with broad participation by all segments of the community. This may include, among others, the political and governmental leadership, community groups, health and social service groups, environmental groups, religious organizations, the private and non-profit sectors, residents, centers of learning, and other community institutions. Communities cannot succeed with public resources alone. Private and non-profit support and involvement are critical to the success of communities seeking revitalization.

4. *Strategic Vision for Change*

A vision for change describes what the community wants to become. It should be a strategic map for revitalization and build on the community's assets and utilization of cooperative resources.

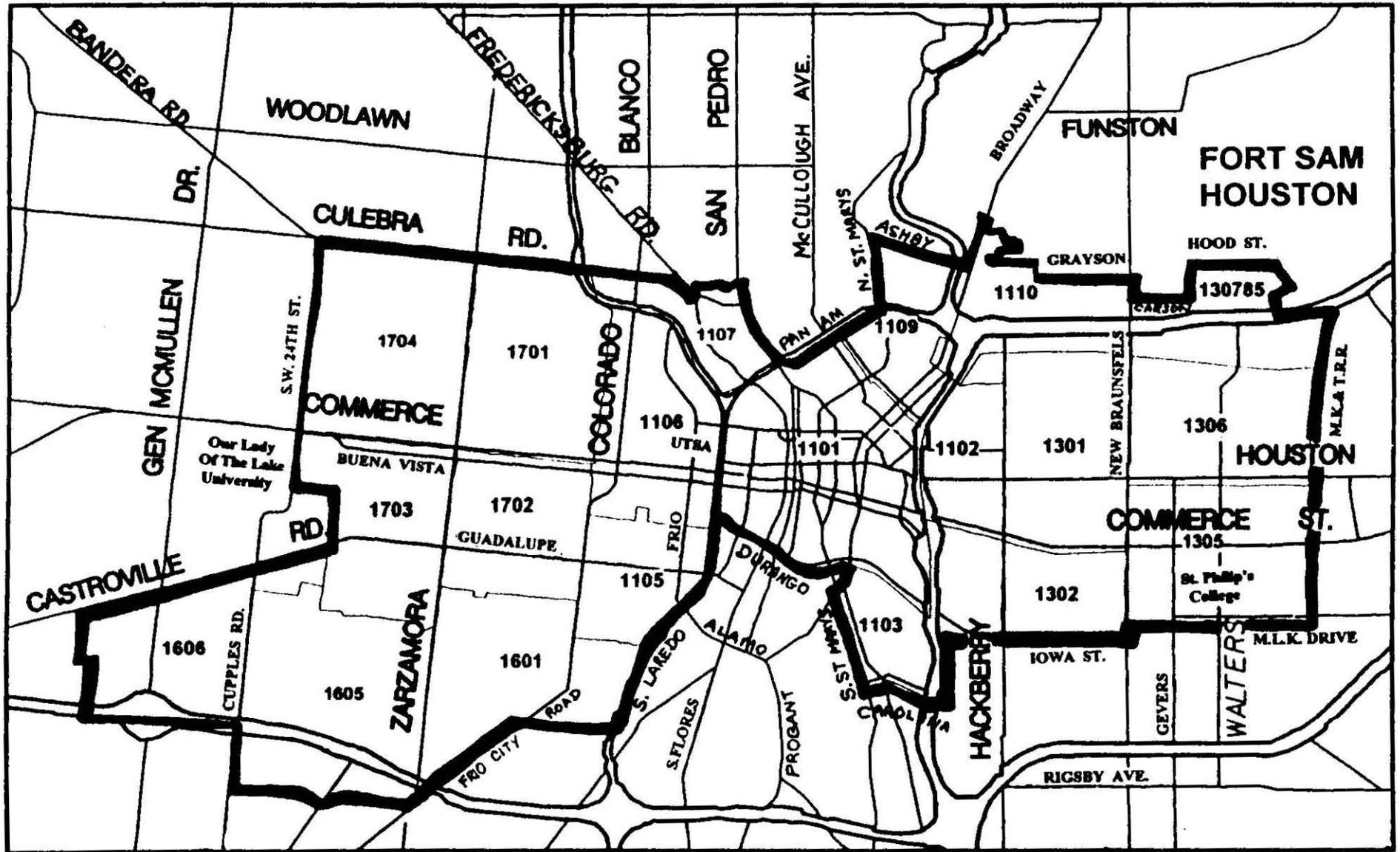
Through the development of the EC, a community should set real goals and performance benchmarks for measuring progress and establish a framework for assessing how new experience and knowledge can be incorporated on an on-going basis into a successful plan for revitalization.

Target Area

Through the collaborative effort on the part of the City of San Antonio and the citizens it represents, an area has been identified which meets the specific eligibility criteria of the Enterprise Communities Program and statute. In addition, the 15.40 square mile area is San Antonio's core inner city. It represents a culturally diverse population of 92,816 whose racial composition is 80.5 percent Hispanic, 14.7 percent African American, 4.2 percent Anglo, and 0.9 percent other. This area includes the the city's Central Business District, an area targeted for economic growth, a large portion of the Westside, a densely populated area in need of quality affordable housing and commercial revitalization; and the Eastside, an area plagued by commercial and residential deterioration.

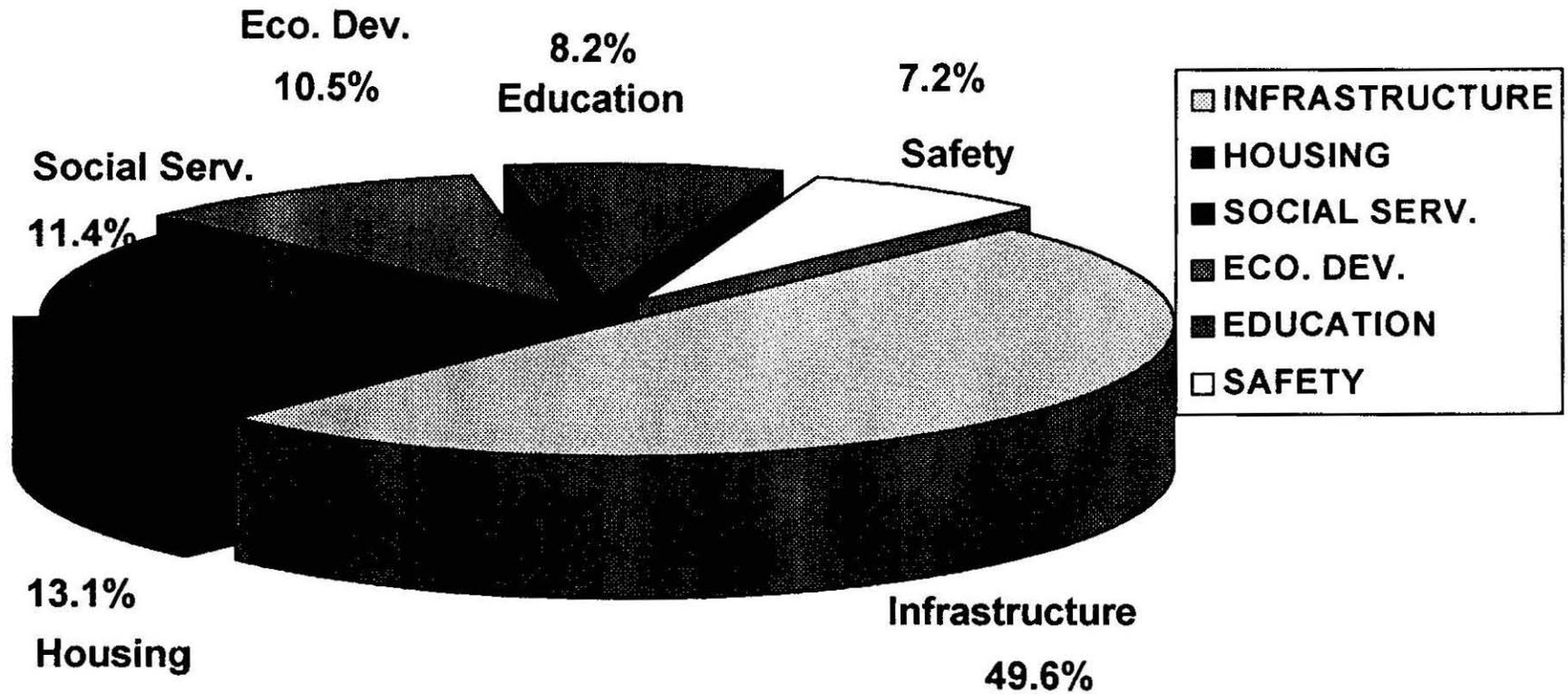
San Antonio

ENTERPRISE COMMUNITIES PROGRAM



Survey Results

The results of the needs assessment are reflected as follows:



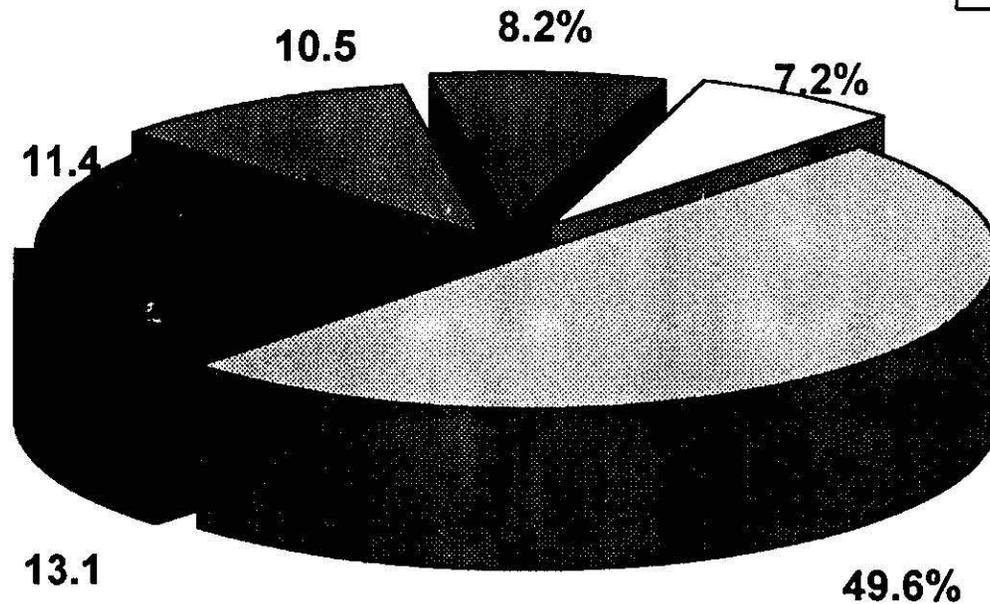
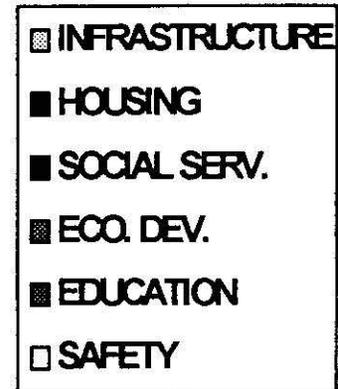
Needs Analysis

Based on the survey results and the allowable Enterprise Communities Program activities, the community needs were categorized as follows:

- ❖ 1. Inadequate supply of affordable housing;**
- ❖ 2. Insufficient Literacy/Educational, Job Training and supportive service assistance; and,**
- ❖ 3. Insufficient financial and technical assistance to develop small business, attract industry and foster commercial revitalization.**

Needs Analysis

1. Inadequate supply of affordable housing;
2. Insufficient Literacy/Educational, Job Training and supportive service assistance; and,
3. Insufficient financial and technical assistance to develop small business, attract industry and foster commercial revitalization.



1. Build and or rehabilitate 300 housing units in the E.C. and provide employment, training to residents and or contractors.

1.1 Increase funding support of the City Rental Rehabilitation Program in the EC.

Total Cost For Activity: \$ 7,979,026

CDBG: \$ 2,122,500,

SSBG: \$ 270,526

Private Sector: \$ 5,586,000

1.2 Perform minor rehabilitation on EC housing units in cooperation with the , City Year Program, San Antonio Development Agency Emergency Repair, City-Wide Rehabilitation Program and other EC neighborhood paint grant programs.

Total Cost For Activity: \$ 1,271,000

CDBG \$ 270,000

SSBG: \$ 65,000

Private Sector: \$ 936,000

2. Build 300 housing units in the E.C. and provide employment, training to residents and or contractors.

2.1 Build affordable housing units in cooperation with the “Youth Build” Project, San Antonio Development Agency, San Antonio Housing Authority, Bexar County, the San Antonio Alternative Housing Corporation and Avenida Guadalupe Development.

Total Cost For Activity: \$ 49,042,966

HUD: \$45,500,000

CDBG: \$ 2,500,000,

SSBG: \$0

Private Sector: \$ 1,042,966

3. Promote community and economic development through building and developing community centers and employment generating mixed business development sites.

3.1 Build and develop the Dorie Miller Center Project to provide community services and employment in the EC.

Total Cost For Activity: \$ 2,200,000

Source: CDBG: \$1,200,000

SSBG: \$ 0

Private Sector: \$1,000,000

3.2 Build and develop the Eastside Sports Complex in cooperation with St. Philips College to provide community services and employment in the EC.

Total Cost For Activity: \$3,500,000

HUD: \$ 3,500,000

SSBG: \$ 0

3.3 Build and develop community business incubator and strip center in cooperation with St. Philips College and the Dorie Miller Center Project to provide community services and employment in the EC.

Total Cost For Activity: \$1,250,000

SSBG: \$ 250,000

CDBG: \$ 0

Private Sector \$1,000,000

3.4 Develop the Westside Business Venture in cooperation with HHS, HUD, DOL and US Dept. of Commerce to provide community training and employment in the EC.

Total Cost For Activity: \$ 250,000

SSBG: \$150,000

CDBG: \$ 0

Private Sector: \$100,000

4. Promote community educational development, training and job placement for residents of EC housing projects.

4.1 Work with AVANCE, George Gervin Youth Center, St. Philips College and area businesses to provide recruitment, testing and vocational training assistance to 100 EC residents and contractors.

Total Cost For Activity: \$275,000

SSBG: \$275,000

CDBG: \$ 0

5. Expand E.C. services to provide 745 additional youth and adults with educational, job training and supportive services.

5.1 Expand services of Healy Murphy Center to provide educational, literacy, parenting and pre-employment job training skills to 25 additional residents.

Total Cost For Activity: \$75,000

SSBG: \$ 75,000

CDBG: \$ 0

5.2 Develop center-based educational/ parenting classes at the Alazan Apache Public Housing Development

Total Cost For Activity: \$ 110,000

SSBG: \$ 100,000

CDBG: \$10,000

5.3 Expand the City of San Antonio's Mentors Collaborative Program and develop the mechanism to address the needs of 100 at-risk youth in the schools within the Enterprise Communities area to provide literacy, ESL/ABE/GED classes, and supportive services to serve additional E.C. youth.

Total Cost For Activity: \$ 80,000

SSBG: \$ 80,000

CDBG: \$ 0

5.4 Enhance and expand the level of educational/recreational services for 150 at-risk youth at the Downtown Drop-In Center.

Total Cost For Activity: \$ 60,000

SSBG: \$ 60,000

- 5.5 Establish a Social Service Support Fund (RFP) to provide and leverage funding to community groups and non-profit organizations to enhance community self-sufficiency programs (at-risk youth, child care services, elderly services, nutrition, health etc.) to 350 E.C. residents.**

Total Cost For Activity: \$ 300,000

SSBG: \$300,000

CDBG: \$ 0

5.6 Promote and expand the Family Resource Center concept throughout the EC area with available resources to the extent possible.

Total Cost For Activity: \$ 0

5.7 Provide Project QUEST with funds to continue vocational skills training for 20 E.C. area residents for one year.

Total Cost For Activity: \$200,000

SSBG: \$ 200,000

CDBG: \$ 0

6. Provide twenty (20) businesses with micro-loans.

6.1 Enhance existing City and ACCION revolving micro-loan programs.

Total Cost For Activity: \$ 750,000

SSBG: \$ 300,000

CDBG: \$ 0

Private Sector: (SALDC)\$ 200,000, (ACCION) \$ 250,000

7. Provide business counseling and technical assistance to 50 small business representatives and create employment opportunities.

7.1 Conduct a needs assessment of businesses in the area and provide business counseling.

Total Cost For Activity: \$70,000

SSBG: \$70,000

CDBG: \$ 0

8. Establish and Develop International Logistics Trade Center Sites.

8.1 Develop a warehouse and distribution center action and marketing plan for the Cattlemen's Square and Stockyard area to attract industry and create jobs for area residents.

Total Cost For Activity: \$ 50,000

SSBG: \$ 50,000

CDBG: \$ 0.

9. Stimulate commercial revitalization in up to eight (8) target neighborhoods and create jobs.

9.1 Develop a commercial revitalization plan for the Ft. Sam Gateway, Cattlemen's Square, Southtown, Coliseum Oaks, St. Paul Square, Avenida Guadalupe, Zarzamora St. Area, or Our Lady of The Lake Area.

Total Cost For Activity: \$50,000

SSBG: \$ 50,000

9.2 Establish a commercial loan program to stimulate revitalization in Ft. Sam Gateway, Cattlemen's Square, Southtown, Coliseum Oaks, St. Paul Square, Avenida Guadalupe, Zarzamora St. Area or Our Lady of The Lake Area.

Total Cost For Activity: \$272,386

SSBG: \$ 272,386

10. Provide facade loans to eligible businesses in the EC area.

10.1 Establish a revolving facade loan program for businesses wanting to renovate/expand existing facilities and increase employment opportunities for area residents.

Total Cost For Activity: \$ 350,000

SSBG: \$ 100,000

Private Sector: (SABDF) \$ 250,000

11. Provide acquisition and redevelopment funds to area businesses.

- 11.1 Establish an Acquisition Redevelopment Fund Program to acquire/redevelop condemned, abandoned and vacant properties in the Enterprise Communities Program area; and retain companies, and create employment opportunities.**

Total Cost For Activity: \$ 500,000

SSBG: \$250,000

Private Sector: \$250,000

SUMMARY OF ENTERPRISE COMMUNITIES PROGRAM PROJECTS

PROJECT		AMOUNT
City Rental Rehab. Prog.	(Housing & Com. Dev. Dept.)	\$270,526
Mentors Collaborative Prog.	(Youth Initiatives Dept.)	80,000
City Small Business Loan Prog.	(Eco. Development Dept.)	150,000
Small Business Counseling Prog.	(Eco. Development Dept.)	70,000
International Trade Center	(Eco. Development Dept.)	50,000
Commercial Revitalization Prog.	(Eco. Development Dept.)	272,386
Neighborhood Eco. Dev. Study	(Eco. Development Dept.)	50,000
Facade Loan Prog.	(Eco. Development Dept.)	100,000
Acquisition/ Redevelopment Fund	(Eco. Development Dept.)	250,000
Social Service Support Fund	(Comm. Initiatives Dept.)	300,000
Sub Total:		\$1,592,912

SUMMARY OF ENTERPRISE COMMUNITIES PROGRAM PROJECTS

PROJECT	AMOUNT
City Year Program	15,000
Emergency Repair Program (SADA)	50,000
St. Philip's College (HBCU Initiative)	250,000
Westside Venture	150,000
AVANCE/St. Phillip's College	100,000
George Gervin Center	175,000
Healy Murphy Center	75,000
AVANCE/Alazan Apache Project	100,000
Downtown Drop-In Center	60,000
Project QUEST	200,000
ACCION Small Business Loan Program	150,000
Texas Health & Human Services Commission (1% Fee)	29,474
Sub Total:	\$1,354,474

SUMMARY OF ENTERPRISE COMMUNITIES PROGRAM PROJECT FUNDS

Total SSBG Funds For E.C. Projects	\$ 2,947,368
Total CDBG Funds For E.C. Projects	\$ 6,102,500
Total Estimated HUD Funds For E.C. Projects	\$49,000,000
Total Estimated Private Sector Funds (Businesses, Grants etc.)	\$10,514,966
TOTAL E.C. Investment	\$ 68,564,834

Additional Important Points

Additional Important Points

32

- ◆ **Reference to CDBG Funds are funds previously allocated by City Council.**

- ◆ **No New CDBG Commitments**

Additional Important Points

- ◆ **Social Service Funding is a One Time Allocation.**
- ◆ **No Programs will be funded that create additional long term liabilities or cannot be completed with the funds awarded.**