

# Apr 1, 2010 thru Jun 30, 2010 Performance Report

**Grant Number:**  
B-08-MN-48-0501

**Obligation Date:**

**Grantee Name:**  
San Antonio, TX

**Award Date:**

**Grant Amount:**  
\$8,635,899.00

**Contract End Date:**

**Grant Status:**  
Active

**Reviewed By HUD:**  
Original - In Progress

**QPR Contact:**  
No QPR Contact Found

## Disasters:

### Declaration Number

NSP

## Plan Description:

The San Antonio Neighborhood Stabilization Program design identifies five target areas for program implementation. The areas selected are areas with the highest concentrations of foreclosed upon and abandoned properties. Target area "A" is located in the far northwestern quadrant of the city. Target area "B" is located in the west and northwest area of the city but inside Loop 410. Area "B" also includes a portion of the inner city targeted for revitalization in several planning studies. Area "C" located in the northeast quadrant of the city outside Loop 410. The geographic boundaries include the following census tracts. Its proximity to Fort Sam Houston Military Base makes it an ideal location to provide support-housing opportunities. This will help accommodate the increase in Fort Sam personnel scheduled to arrive over the next 4 years. Area "D" is located in the southeastern quadrant of the city. This area is defined by the following census tract block groups. The entire area is inside Loop 410 and much of the area is just east or south of downtown. Area "E" is located in the southwest quadrant of the city inside Loop 410. The eastern portion of this area is near Palo Alto Community College and the western section is just south of the Port San Antonio Authority property. The boundaries include the following census tract block groups.

## Recovery Needs:

Target Area "A" Needs - Due to the high instance of foreclosures in this area, the program strategies will include acquisition of foreclosed upon and abandoned houses, rehabilitation of foreclosed and abandoned houses and the use of any combination of the financing tools described in this report necessary to provide assistance to potential homeowners. This also includes working with non-profit organizations to either carry out the acquisition/rehabilitation for sale process and, to hold property to support a lease purchase program. Target area B - Many of the units available in this sector are older and in need of substantial repair. Strategies will include acquisition and rehabilitation of foreclosed and abandoned houses for sale or for lease purchase. A few of the units may be substandard and demolition may be required. Also, there are several vacant and abandoned lots scattered throughout this area. In order to help

revitalize this area, the City will provide incentives for new construction by making downpayment assistance and soft second loans available to potential homebuyers. In cases where the abandoned substandard lots are not buildable, the city will purchase and transfer ownership of the lots to adjacent homeowners so they will be maintained and placed back on the tax roles. Target Area "C" Needs – Many of the foreclosed units in area "C" are relatively new. They will require minor rehabilitation. The program strategy is to acquire and rehabilitate foreclosed and abandoned houses for resale. Fort Sam Houston is nearby, and the federal government plans to expand both military and civilian personnel assigned to this base. This area will make an excellent potential home sight to families that wish to live within an easy drive to Fort Sam Houston. This demand will be addressed through a partnership with local non-profits. They will acquire and rehabilitate houses for sale to help meet the demand for decent housing in the area. Target Area "D" Needs – The houses in area "D" are also older units. There are several vacant lots scattered throughout this area as well. This area will require acquisition and rehabilitation of foreclosed and abandoned houses for sale or lease purchase. Much like in area "B", the housing stock in the area will be acquired and rehabilitated and (if necessary) moved to vacant lots. Target Area "E" Needs – Area "E" contains a mixture of newly developed subdivisions and older established neighborhoods. The rehabilitation needs will range from minor to substantial. In some cases, demolition will be necessary and new construction will be necessary to help maintain the residential integrity of the neighborhood. This area will be a prime candidate for the City of San Antonio's lease purchase program. Multi-Family Strategy •In the case of abandoned or foreclosed multi-family projects, NSP funds may be used to help complete the project. A proportionate share of the units will be required to be affordable to persons at or below the 120% Median Family Income for San Antonio for a period of not less than ten years. •Multi-family projects developed in partnership with the San Antonio Housing Authority that contain Public Housing set-aside units, may be assisted with NSP funds. •All multi-family projects assisted with NSP funds must be consistent with HUD maximum unit subsidy requirements.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	8,635,899
<b>Total CDBG Program Funds Budgeted</b>	N/A	8,635,899
<b>Program Funds Drawdown</b>	1,925,481.46	2,918,460.61
<b>Obligated CDBG DR Funds</b>	1,462,283.17	6,559,368
<b>Expended CDBG DR Funds</b>	1,915,443.3	2,931,215.8
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

### **Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Minimum Overall Benefit Percentage</b>	99.99	32.624
<b>Minimum Non-Federal Match</b>	0	0
<b>Limit on Public Services</b>	1,295,384.85	0
<b>Limit on Admin/Planning</b>	863,589.9	46,173.54
<b>Limit on State Admin</b>	0	0

### **Progress Toward Activity Type Targets**

<b>Activity Type</b>	<b>Target</b>	<b>Actual</b>
----------------------	---------------	---------------

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	2,158,974.75	2,517,838

### Overall Progress Narrative:

The City's Neighborhood Stabilization Program as of June 30, 2010 is ramping up efforts in the Single Family Acquisition Rehab and Resale program. Within two weeks, they city will reallocate a large portion of unobligated funding from homebuyer subsidy programs and surplus construction loan guarantees to single family acquisition and rehab of foreclosed properties. This reallocation of funds will allow the City to obligate funding by the September 9, 2010 deadline.

### Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	0	0	0
BCKT, Bucket Project	1,925,481.46	8,635,899	2,918,460.61

### Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
BCKT	Bucket Project	<u>131000001835</u>	<u>Cevallos Street Lofts - 131000001835</u>
		<u>131000001836</u>	<u>Tierra Del Sol Construction Loan Guarantees</u>
		<u>Administration 131000001798</u>	<u>NSP 1 Administration</u>
		<u>DPA 131000001831</u>	<u>Downpayment Assistance</u>
		<u>Homebuyer Counseling 131000001830</u>	<u>Homebuyer Education</u>
		<u>IDA 131000001795</u>	<u>Individual Development Accounts</u>
		<u>MF Acquisition 131000001827</u>	<u>Gillette Apartment Acquisition</u>
		<u>MF Redevelopment 131000001797</u>	<u>Sutton Homes Redevelopment</u>
		<u>MF Rehabilitation</u>	<u>Gillette Apartment Rehabilitation</u>

	131000001828	
	SF Acquisition 131000001796	Single Family Acquisition
	SF Construction 131000001826	Single-Family Construction
	Soft Second Mortgage 131000001829	Soft Second Mortgages

## Activities

**Grantee Activity Number:**  
131000001835

**Activity Title:**  
Cevallos Street Lofts - 131000001835

**Activity Category:**  
Construction of new housing

**Activity Status:**  
Planned

**Project Number:**  
BCKT

**Project Title:**  
Bucket Project

**Projected Start Date:**  
04/06/2010

**Projected End Date:**  
12/30/2010

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of San Antonio

	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	1,000,000
<b>Total CDBG Program Funds Budgeted</b>	N/A	1,000,000
<b>Program Funds Drawdown</b>	1,000,000	1,000,000
<b>Obligated CDBG DR Funds</b>	1,000,000	1,000,000
<b>Expended CDBG DR Funds</b>	1,000,000	1,000,000
<b>City of San Antonio</b>	1000000	1000000
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of housing units</b>	0	0	0	0/0	0/0	0/252

<b># of Households benefitting</b>	0	0	0	0/63	0/0	0/252
<b>#Units with bus/rail access</b>	0	0	0	0/0	0/0	0/252

**Activity Description:**

Cevallos Lofts is a new, mixed-income multi-family residential development located at 301 East Cevallos St, San Antonio, Texas 78204. The 252-unit project will be 25% affordable (63 units) to residents at 50% AMI. The project will contain 66 studios, 74 one bedroom apartments, and 112 two bedroom apartments. Studios will range in size from 600-680 sf, one bedrooms will be 705-913 sf, and two bedrooms will be 945-1,331 sf. The property is located on +/- 7.5 acres. 7 units will be required to be at or below 120% AMI and designated as NSP units. Specifically, \$1,000,000 in NSP funds will be utilized for developmental soft costs in support of residential construction and site improvements.

**Location Description:**

301 East Cevallos St, San Antonio, Texas 78204

**Activity Progress Narrative:**

Cevallos Lofts is a new, mixed-income multi-family residential development located at 301 East Cevallos St, San Antonio, Texas 78204. The 252-unit project will be 25% affordable (63 units) to residents at 50% AMI. The project will contain 66 studios, 74 one bedroom apartments, and 112 two bedroom apartments. Studios will range in size from 600-680 sf, one bedrooms will be 705-913 sf, and two bedrooms will be 945-1,331 sf. The property is located on +/- 7.5 acres. 7 units will be required to be at or below 120% AMI and designated as NSP units. Specifically, \$1,000,000 in NSP funds were utilized for developmental soft costs in support of residential construction and site improvements. Project demolition and site infrastructure improvements have begun and is on schedule.

**Activity Location:**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
----------------	-------------	--------------	------------

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

<b>Match Sources</b>	<b>Amount</b>
----------------------	---------------

No Other Match Funding Sources Found

<b>Other Funding Sources</b>	<b>Amount</b>
------------------------------	---------------

No Other Funding Sources Found

**Grantee Activity Number:**  
131000001836

**Activity Title:**  
Tierra Del Sol Construction Loan Guarantees

**Activity Category:**  
Construction of new housing

**Activity Status:**  
Planned

**Project Number:**  
BCKT

**Project Title:**  
Bucket Project

**Projected Start Date:**  
04/12/2010

**Projected End Date:**  
12/30/2011

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of San Antonio

	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	315,000
<b>Total CDBG Program Funds Budgeted</b>	N/A	315,000
<b>Program Funds Drawdown</b>	0	0
<b>Obligated CDBG DR Funds</b>	135,000	135,000
<b>Expended CDBG DR Funds</b>	0	0
<b>City of San Antonio</b>	0	0
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

### Performance Measures

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of housing units</b>	0	0	0	0/0	0/0	0/7
<b># of Households benefitting</b>	0	0	0	0/0	0/7	0/7

### Activity Description:

315,000.00 in NSP Funds will specifically be used to fund a construction loan guarantee fund to spur construction of 7 single family units at the Tierra Del Sol Affordable Showcase of Homes project. Loan Guarantees will be up to 50% of the construction loan provided by the lender to the builder and will require a .05% origination fee payable at the issuance of the loan guarantee. Upon construction completion and sale of the home, the funds remaining in loan guarantee will be released back to the City of San Antonio's Neighborhood Stabilization Program in the form of Program Income.

### Location Description:

This redevelopment site is a 5.58-acre tract of land located in the west part of San Antonio bounded at the west by Acme Rd, at the north by the developed Maridel St., at the south by residential properties to the east of the site, and at the west Zarzamora creek.

### Activity Progress Narrative:

Originally, \$1,000,000.00 in NSP Funds was to specifically be used to fund a construction loan guarantee fund to spur construction of 31 single family units at the Tierra Del Sol Affordable Showcase of Homes project. Loan Guarantees are up to 50% of the construction loan provided by the lender to the builder and will require a .5% origination fee payable at the issuance of the loan guarantee. Upon construction completion and sale of the home, the funds remaining in loan guarantee will be released back to the City of San Antonio's Neighborhood Stabilization Program in the form of Program Income. Through June 30, 2010, \$135,000 has been obligated to 3 single family homes. Currently awaiting the origination fee which will be counted as program income. The city has anticipated that a total of seven homes involving two lenders will be utilizing the construction loan guarantees. Remaining funds will be reallocated to other eligible NSP activities.

### Activity Location:

Address	City	State	Zip
---------	------	-------	-----

No Activity Locations Found

### Other Funding Sources Budgeted - Detail

Match Sources	Amount
---------------	--------

No Other Match Funding Sources Found

Other Funding Sources	Amount
-----------------------	--------

No Other Funding Sources Found

**Grantee Activity Number:**  
Administration 131000001798

**Activity Title:**  
NSP 1 Administration

**Activity Category:**  
Administration

**Activity Status:**  
Under Way

**Project Number:**  
BCKT

**Project Title:**  
Bucket Project

**Projected Start Date:**  
05/01/2009

**Projected End Date:**  
12/30/2012

**National Objective:**  
N/A

**Responsible Organization:**

City of San Antonio

	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	622,000
<b>Total CDBG Program Funds Budgeted</b>	N/A	622,000
<b>Program Funds Drawdown</b>	22,793.35	33,418.35
<b>Obligated CDBG DR Funds</b>	0	622,000
<b>Expended CDBG DR Funds</b>	12,755.19	46,173.54
<b>City of San Antonio</b>	12755.19	46173.54
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>

No Performance Measures Found

**Activity Description:**

NSP Administration will fund the implementation and oversight of the NSP for the City of San Antonio.

**Location Description:**

1400 S. Flores Street, San Antonio, Texas 78204

**Activity Progress Narrative:**

NSP funds in the amount of \$12,755.19 were used to pay for administrative costs during the quarter. Expenditures should increase beginning in August 2010 due to hiring of 3 new management analysts to the Special Projects Division of Grants Monitoring & Administration.

**Activity Location:**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
----------------	-------------	--------------	------------

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

<b>Match Sources</b>	<b>Amount</b>
----------------------	---------------

No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

**Grantee Activity Number:**

DPA 131000001831

**Activity Title:**

Downpayment Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

BCKT

**Project Title:**

Bucket Project

**Projected Start Date:**

12/01/2009

**Projected End Date:**

12/30/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of San Antonio

	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	24,000
<b>Total CDBG Program Funds Budgeted</b>	N/A	24,000
<b>Program Funds Drawdown</b>	0	0
<b>Obligated CDBG DR Funds</b>	0	0
<b>Expended CDBG DR Funds</b>	0	0
<b>City of San Antonio</b>	0	0
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of housing units</b>	0	0	0	0/0	0/0	0/2
<b># of Households benefitting</b>	0	0	0	0/0	0/2	0/2

**Activity Description:**

**Down-Payment Assistance (DPA):**

- DPA will be available for homebuyers at or below 120% AMI
- The maximum amount of down-payment assistance is \$12,000.
- Assistance can be in the form of a deferred forgivable loan.
- The down-payment assistance will be provided by GMA.

**Location Description:**

Grants Monitoring and Administration 1400 S. Flores Street San Antonio, Texas 78204

**Activity Progress Narrative:**

Funding for this activity was reduced from \$156,000 to \$24,000 to meet our NSP Obligation Deadline. \$24,000 will provide up to 2 Down Payment Assistance grants for the purchase of two eligible NSP properties.

**Activity Location:**

Address	City	State	Zip
---------	------	-------	-----

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

Match Sources	Amount
---------------	--------

No Other Match Funding Sources Found

Other Funding Sources	Amount
-----------------------	--------

No Other Funding Sources Found

**Grantee Activity Number:**

Homebuyer Counseling 131000001830

**Activity Title:**

Homebuyer Education

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:****Project Title:**

Bucket Project

BCKT

**Projected End Date:**

12/30/2012

**Projected Start Date:**

12/01/2009

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of San Antonio

	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	0
<b>Total CDBG Program Funds Budgeted</b>	N/A	0
<b>Program Funds Drawdown</b>	0	0
<b>Obligated CDBG DR Funds</b>	0	0
<b>Expended CDBG DR Funds</b>	0	0
<b>City of San Antonio</b>	0	0
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of housing units</b>	0	0	0	0/0	0/0	0/0
<b># of Households benefitting</b>	0	0	0	0/0	0/0	0/0

**Activity Description:**

Each homebuyer assisted with these funds is required to receive and complete at least 8 hours of homebuying counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

**Location Description:**

1400 S. Flores Street San Antonio, Texas 78204

**Activity Progress Narrative:**

The City of San Antonio is not planning on funding this activity.

**Activity Location:**

Address	City	State	Zip
---------	------	-------	-----

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

**Match Sources**

**Amount**

No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

**Grantee Activity Number:**  
IDA 131000001795

**Activity Title:**  
Individual Development Accounts

**Activity Category:**  
Homeownership Assistance to low- and moderate-income

**Activity Status:**  
Under Way

**Project Number:**  
BCKT

**Project Title:**  
Bucket Project

**Projected Start Date:**  
01/01/2009

**Projected End Date:**  
09/30/2012

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
City of San Antonio

	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	0
<b>Total CDBG Program Funds Budgeted</b>	N/A	0
<b>Program Funds Drawdown</b>	0	0
<b>Obligated CDBG DR Funds</b>	-100,000	0
<b>Expended CDBG DR Funds</b>	0	0
<b>City of San Antonio</b>	0	0
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

**Performance Measures**

**This Report Period      Cumulative Actual Total /  
Expected**

	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of housing units</b>	0	0	0	0/0	0/0	0/0
<b># of Households benefitting</b>	0	0	0	0/0	0/0	0/0

**Activity Description:**

Individual Development Accounts (IDA):

- Maximum NSP contribution is \$4,000 which will leverage up to \$6000 additional **non-NSP funds**.
- NSP contribution will be in the form of a grant.
- The IDA program will be administered through the Department of Community Initiatives (DCI) in partnership with our non profit partners.
- IDA funds may be used in conjunction with Down Payment Assistance
- IDA's will assist persons at or below 80% AMI.

**Location Description:**

Office of Grants Monitoring and Administration 1400 S. Flores Street

**Activity Progress Narrative:**

IDA funds were reallocated to NSP acquisition in order to obligate funding by the September 9, 2010 deadline. The City is planning on utilizing program income to re-fund this line item when funds are available.

**Activity Location:**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
----------------	-------------	--------------	------------

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

<b>Match Sources</b>	<b>Amount</b>
----------------------	---------------

No Other Match Funding Sources Found

**Other Funding Sources****Amount**

No Other Funding Sources Found

**Grantee Activity Number:**

MF Acquisition 131000001827

**Activity Title:**

Gillette Apartment Acquisition

**Activity Category:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

BCKT

**Project Title:**

Bucket Project

**Projected Start Date:**

07/31/2009

**Projected End Date:**

09/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of San Antonio

	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	982,354.15
<b>Total CDBG Program Funds Budgeted</b>	N/A	982,354.15
<b>Program Funds Drawdown</b>	0	982,354.15
<b>Obligated CDBG DR Funds</b>	0	982,354.15
<b>Expended CDBG DR Funds</b>	0	982,354.15
<b>City of San Antonio</b>	0	982354.15
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	1/1
<b># of housing units</b>	0	0	0	0/0	0/0	43/43
<b># of buildings (non-residential)</b>	0	0	0	0/0	0/0	0/0
<b># of Households benefitting</b>	0	0	0	40/40	3/3	43/43
<b># of Persons benefitting</b>	0	0	0	0/40	0/3	0/43
<b># of Permanent Jobs Created</b>	0	0	0	0/0	0/0	0/0
<b># of Parcels acquired by condemnation</b>	0	0	0	0/0	0/0	0/0
<b># of Parcels acquired by admin</b>	0	0	0	0/0	0/0	0/0

**settlement**

<b># of Parcels acquired voluntarily</b>	0	0	0	0/0	0/0	0/1
<b>Total acquisition compensation to owners</b>	0	0	0	0/0	0/0	0/0

**Activity Description:**

NSP funds will be used to acquire the Gillette Square Apartment Complex located at 642 Gillette, San Antonio, TX 78221. The 44 unit apartment complex will benefit 40 households at or below 50% AMI. 3 units will be rented to persons at or below 120% AMI. 1 unit will be used as the leasing office.

**Location Description:**

642 Gillette, San Antonio TX 78221

**Activity Progress Narrative:**

NSP funds were used to acquire the foreclosed Gillette Square Apartment Complex located at 642 Gillette, San Antonio, TX 78221. The 44 unit apartment complex will benefit 40 households at or below 50% AMI. 3 units will be rented to persons at or below 120% AMI. 1 Unit will be the leasing office. This acquisition will support the rehabilitation of the property, expected to be completed by October 2010.

**Activity Location:**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
----------------	-------------	--------------	------------

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

<b>Match Sources</b>	<b>Amount</b>
----------------------	---------------

No Other Match Funding Sources Found

<b>Other Funding Sources</b>	<b>Amount</b>
------------------------------	---------------

No Other Funding Sources Found

**Grantee Activity Number:**  
MF Redevelopment 131000001797

**Activity Title:**  
Sutton Homes Redevelopment

**Activity Category:**  
Construction of new housing

**Activity Status:**  
Under Way

**Project Number:**

BCKT

**Project Title:**

Bucket Project

**Projected Start Date:**

12/16/2009

**Projected End Date:**

09/30/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of San Antonio

	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	1,500,000
<b>Total CDBG Program Funds Budgeted</b>	N/A	1,500,000
<b>Program Funds Drawdown</b>	95,274.41	95,274.41
<b>Obligated CDBG DR Funds</b>	0	1,500,000
<b>Expended CDBG DR Funds</b>	95,274.41	95,274.41
<b>City of San Antonio</b>	95274.41	95274.41
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of housing units</b>	0	0	0	0/0	0/0	0/194
<b># of Households benefitting</b>	0	0	0	3/186	0/8	3/194

**Activity Description:**

The Sutton Homes project is a redevelopment of the former Sutton Home Public Housing project. NSP funds will be used to assist in the Phase I redevelopment of the property. Specifically NSP funds will be in conjunction with tax credit funds for residential construction of 194 multi-family units.

**Location Description:**

Hines Avenue and IH-35.

**Activity Progress Narrative:**

\$95274.41 in NSP funds were expended on construction hard costs for the Sutton Homes Redevelopment project. Remaining funds are expected to be expended by August 2010. The project is expecting substantial completion by December 2010.

**Activity Location:**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
----------------	-------------	--------------	------------

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

<b>Match Sources</b>	<b>Amount</b>
----------------------	---------------

No Other Match Funding Sources Found

<b>Other Funding Sources</b>	<b>Amount</b>
------------------------------	---------------

No Other Funding Sources Found

**Grantee Activity Number:**

MF Rehabilitation 131000001828

**Activity Title:**

Gillette Apartment Rehabilitation

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

BCKT

**Project Title:**

Bucket Project

**Projected Start Date:**

02/01/2010

**Projected End Date:**

12/30/2013

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of San Antonio

	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	1,535,483.85
<b>Total CDBG Program Funds Budgeted</b>	N/A	1,535,483.85
<b>Program Funds Drawdown</b>	341,363.7	341,363.7
<b>Obligated CDBG DR Funds</b>	-53,296.83	1,535,483.85
<b>Expended CDBG DR Funds</b>	341,363.7	341,363.7
<b>City of San Antonio</b>	341363.7	341363.7
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	40/44
# of Households benefitting	0	0	0	0/40	0/0	0/40

**Activity Description:**

The Gillette Square Apartments is a foreclosed multifamily apartment complex. The property consists of six (6) two story buildings containing 44 MF units. NSP funds will be used for the full interior and exterior rehabilitation of the property. 40 units will be set aside for persons at or below 50% AMI.

**Location Description:**

642 Gillette, San Antonio TX 78221

**Activity Progress Narrative:**

The Gillette Square foreclosure rehab project is 40% completed and has expended \$341,363.70 in NSP funds. The project is expected to be completed by October 2010.

**Activity Location:**

Address	City	State	Zip
---------	------	-------	-----

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

Match Sources	Amount
---------------	--------

No Other Match Funding Sources Found

Other Funding Sources	Amount
-----------------------	--------

No Other Funding Sources Found

**Grantee Activity Number:**  
SF Acquisition 131000001796

**Activity Title:**  
Single Family Acquisition

**Activity Category:**

**Activity Status:**

Acquisition - general

Under Way

**Project Number:**

BCKT

**Project Title:**

Bucket Project

**Projected Start Date:**

12/01/2009

**Projected End Date:**

12/30/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of San Antonio

	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	2,039,960
<b>Total CDBG Program Funds Budgeted</b>	N/A	2,039,960
<b>Program Funds Drawdown</b>	466,050	466,050
<b>Obligated CDBG DR Funds</b>	450,945	710,345
<b>Expended CDBG DR Funds</b>	466,050	466,050
<b>City of San Antonio</b>	466050	466050
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	5	0/0	0/0	5/24
<b># of housing units</b>	0	0	5	0/0	0/0	5/24
<b># of Households benefitting</b>	0	0	0	0/0	0/24	0/24
<b># of Parcels acquired by condemnation</b>	0	0	0	0/0	0/0	0/0
<b>Total acquisition compensation to owners</b>	0	0	0	0/0	0/0	0/0

**Activity Description:**

For single family homes and multi-family residential properties that are abandoned or foreclosed, this eligible activity will require compliance with four sets of requirements: acquisition, rehabilitation, resale (SF Only), and affordability.

As above, HUD interprets "homes" as any type of permanent residential dwelling unit, including detached single family structures, townhouses, condominium units, multifamily rental apartments (covering the entire property), and manufactured homes where treated under state

law as real estate (not as personal property). The NSP Notice defines "abandoned" and "foreclosed" (see excerpts below).

"Residential properties" includes all of the above plus vacant land that is currently designated for residential use, e.g. through zoning.

#### Acquisition Requirements

- Written approval to purchase the home must be confirmed in writing by GMA
- Prior to Acquisition, the home must have a GMA approve Site Specific Environmental review of the property.
- Properties older than 50 years must receive clearance from the State Historic Preservation Office (minimum 30 day turnaround).
- Maximum purchase price can not exceed \$160,000 for Single Family Homes.
- Appraisals – Must be completed within 60 days prior to purchase.
- The purchase price must be at a 15% discount from appraisal.
- The title must be transferred to the affordable housing partner.
- Payment must be made directly from the City to the seller (bank).
- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households for example,  $\leq 120\%$  of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

#### Location Description:

Grants Monitoring and Administration Department 1400 S. Flores San Antonio, Texas 78204

#### Activity Progress Narrative:

Funds in the amount of \$466,050 have been expended to purchase 5 foreclosed properties. Additional funds will be added in July to increase the total amount available for acquisition to over \$2 Million.

**Activity Location:**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
542 Elks	San Antonio	NA	78211
202 Glass	San Antonio	NA	78220
4915 Heather Pass	San Antonio	NA	78218
6706 Benke Farm	San Antonio	NA	78239
6459 Pelican Coral	San Antonio	NA	78244

**Other Funding Sources Budgeted - Detail**

<b>Match Sources</b>	<b>Amount</b>
No Other Match Funding Sources Found	
Subtotal Match Sources	0

<b>Other Funding Sources</b>	<b>Amount</b>
Community Development Block Grant	0
Total Other Funding Sources	0

**Grantee Activity Number:**  
SF Construction 131000001826

**Activity Title:**  
Single-Family Construction

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
BCKT

**Project Title:**  
Bucket Project

**Projected Start Date:**  
12/01/2009

**Projected End Date:**  
12/30/2012

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of San Antonio

	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	561,101
<b>Total CDBG Program Funds Budgeted</b>	N/A	561,101
<b>Program Funds Drawdown</b>	0	0
<b>Obligated CDBG DR Funds</b>	29,635	74,185
<b>Expended CDBG DR Funds</b>	0	0
<b>Match Contributed</b>	0	0

<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
No Performance Measures Found						

## Activity Description:

The City of San Antonio maximum allowable limit for NSP properties is \$25,000 or 30% of the current appraised value, whichever is greater up to \$40,000 for single family units. For homes that are designated contributing structures to a historic district or are considered historical landmarks, the maximum allowable rehabilitation limit is \$60,000. The revision would also include integrating a waiver request to consider exceeding the rehabilitation maximum limits. This waiver request must be submitted for all historic units. A waiver request should be made to GMA in writing with a detailed scope of work, cost estimates, and reasoning for the request. Staff shall review the submitted waiver and will respond in writing within 10 calendar days either approving or disapproving the request. Properties identified as historical must attain approval from the State Historic Preservation Office (SHPO).

Eligible rehabilitation costs include weatherization improvements, LBP abatement and testing, ADA compliance, green retrofit improvements, as well as upgrading major systems to bring house up to all local codes. Each project site may include a rehabilitation plan that includes incorporating modern, green building and energy efficiency improvements (such as installation of energy efficient windows, insulation, weather-stripping, solar hot water heaters etc...) Items that are not eligible for the NSP program are appliances, window unit air conditioners, cosmetic improvements that do not involve repair or rehabilitation. For historic designated properties rehabilitation may include recommended SHPO improvements intended to preserve the historical appearance of the home.

Reconstruction and New Construction of single family homes are allowed under this line item.

The external non profit partners are responsible for the construction or rehabilitation of the properties. All local codes and permits must be met, acquired, and approved. The partners will be reimbursed by City for the actual construction costs according to the site plan initially submitted by the non profit partner except when a waiver request has been submitted and approved.

## Location Description:

Grants Monitoring and Administration 1400 S. Flores Street San Antonio, Texas 78204

## Activity Progress Narrative:

## Activity Location:

Address	City	State	Zip
---------	------	-------	-----

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

<b>Match Sources</b>	<b>Amount</b>
No Other Match Funding Sources Found	
Subtotal Match Sources	0
<b>Other Funding Sources</b>	<b>Amount</b>
Community Development Block Grant	0
Total Other Funding Sources	0

<b>Grantee Activity Number:</b> Soft Second Mortgage 131000001829	<b>Activity Title:</b> Soft Second Mortgages
<b>Activity Category:</b> Homeownership Assistance to low- and moderate-income	<b>Activity Status:</b> Under Way
<b>Project Number:</b> BCKT	<b>Project Title:</b> Bucket Project
<b>Projected Start Date:</b> 12/01/2009	<b>Projected End Date:</b> 12/30/2012
<b>National Objective:</b> NSP Only - LMMI	
<b>Responsible Organization:</b> City of San Antonio	

	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	56,000
<b>Total CDBG Program Funds Budgeted</b>	N/A	56,000
<b>Program Funds Drawdown</b>	0	0
<b>Obligated CDBG DR Funds</b>	0	0
<b>Expended CDBG DR Funds</b>	0	0
<b>City of San Antonio</b>	0	0
<b>Match Contributed</b>	0	0
<b>Program Income Received</b>	0	0
<b>Program Income Drawdown</b>	0	0

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/0	0/2	0/2

### Activity Description:

Financing mechanism for NSP foreclosed properties.

- Maximum loan amount can not exceed \$23,000.
- The Interest Rate will range between 0% - 3% depending on % of income.
- The loan will be distributed by external affordable housing partners.
- The loan will be administered by the City and the loan repayment will be Program Income.

#### Less than 0% AMI

#### 51% to 80% AMI

#### 81% to 120% AMI

0% Interest Rate

1-3% Interest Rate

3% Interest Rate

Down-payment repayment obligations will begin immediately.

Down-payment assistance will be in the form of a low interest loan. The term will be based on the amount of funds provided in accordance with HUD Affordability Requirements.

Down-payment assistance will be in the form of a low interest loan. The term will be based on the amount of funds provided in accordance with HUD Affordability Requirements

### Location Description:

1400 S. Flores Street San Antonio, Texas 78204

### Activity Progress Narrative:

The amount of soft second funding was reduced from \$300k to \$56k in order to obligate funding by the September 9th deadline. \$56k will allow for up to 3 soft second loans of \$23,000 each.

**Activity Location:**

**Address**

**City**

**State**

**Zip**

No Activity Locations Found

**Other Funding Sources Budgeted - Detail**

**Match Sources**

**Amount**

No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found