

Grantee: San Antonio, TX

Grant: B-08-MN-48-0501

July 1, 2010 thru September 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

Review by HUD:

Submitted - Await for Review

QPR Contact:

Pedro Alanis

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The City of San Antonio has identified six (6) NSP Target Areas to include not only the high risk areas of foreclosure, but areas that have a high concentration of blighted and vacant properties with particular focus on the inner city. These revised target areas were developed with updated data sets in cooperation with the City's Office of Grants Monitoring and Administration, Planning Department and the Code Compliance Division to narrow down the areas of San Antonio that reflected the most need according to code violations, multifamily and single family foreclosures, vacant properties. The revision of the NSP target areas will assure that limited NSP resources are available to delegated areas of the city for an array of eligible NSP uses.

Distribution and Uses of Funds:

Target area A - Many of the foreclosures in this area are older housing stock and have a high rate of code violations. The amount of rehabilitation will be significant. There are also high concentrations of multi family foreclosures in this target area especially north of downtown between HWY 281 and IH-10 south of Basse Rd. Strategies to stabilize this area will include acquisition, rehabilitation, and resale of foreclosed single family homes and rehabilitation of foreclosed multifamily units. A few of the units may be substandard and demolition may be required. To expedite resale, the City of San Antonio will provide incentives to homebuyers for downpayment assistance, soft second loans, IDA's and other financing mechanisms. In cases where the abandoned substandard lots are not buildable, the properties maybe purchased and transfered to adjacent homeowners so they will be maintained and placed back on the tax roles.

Target Area "B" Needs - Many of the foreclosed properties in this target area are newer housing stock. They will require less substantial rehabilitation. Strategies to stabilize this area will include acquisition, rehabilitation, and resale of foreclosed single family homes and rehabilitation of foreclosed multifamily units. To expedite resale, the City of San Antonio will provide incentives to homebuyers for downpayment assistance, soft second loans, IDA's and other financing mechanisms.

Target Area "C" Needs - The single family foreclosure units in area "C" are a higher percentage of older homes. The area also has a high concentration of vacant and blighted properties scattered throughout. Strategies to stabilize this area will include acquisition, rehabilitation, and resale of foreclosed single family homes and rehabilitation of foreclosed multifamily units. To expedite resale, the City of San Antonio will provide incentives to homebuyers for downpayment assistance, soft second loans, IDA's and other financing mechanisms. In cases where the abandoned substandard lots are not buildable, the properties maybe purchased and transfered to adjacent homeowners so they will be maintained and placed back on the tax roles.

Target Area "D" Needs - This target area has a high concentration of SF/MF foreclosures, blighted properties, and vacant properties. NSP funds will be focused on the redevelopment of the Sutton Homes property as well as strategies to acquire, rehabilitate, and resell foreclosed single family homes. To expedite resale, the City of San Antonio will provide incentives to homebuyers for downpayment assistance, soft second loans, IDA's and other financing mechanisms. In cases where the abandoned substandard lots are not buildable, the properties maybe purchased and transfered to adjacent homeowners so they will be maintained and placed back on the tax roles.

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 also has high concentrations of foreclosed multifamily units. Strategies to stabilize this area will include acquisition, rehabilitation, and resale of foreclosed single family homes and rehabilitation of foreclosed multifamily units. To expedite resale, the City of San Antonio will provide incentives to homebuyers for downpayment assistance, soft second loans, IDA's and other financing mechanisms. In cases where the abandoned substandard lots are not buildable, the properties maybe purchased and transfered to adjacent homeowners so they will be maintained and placed back on the tax roles.

Target Area "F" - This target area 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 also has a high concentration of blight as evident in the number of code

violations. Strategies to stabilize this area will include acquisition, rehabilitation, and resale of foreclosed single family homes. A few of the units may be substandard and demolition may be required. To expedite resale, the City of San Antonio will provide incentives to homebuyers for downpayment assistance, soft second loans, IDA's and other financing mechanisms.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,635,899.00
Total CDBG Program Funds Budgeted	N/A	\$8,635,899.00
Program Funds Drawdown	\$3,707,531.69	\$6,625,992.30
Obligated CDBG DR Funds	\$2,076,531.00	\$8,635,899.00
Expended CDBG DR Funds	\$3,860,019.79	\$6,791,235.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$214.75	\$214.75
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,295,384.85	\$0.00
Limit on Admin/Planning	\$863,589.90	\$74,547.96
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,158,974.75	\$2,517,838.00

Overall Progress Narrative:

The City of San Antonio has meet its 100% obligation deadline. The focus will be to expend, monitor, and report on remaining NSP activities through construction, lease ups, loan servicing and single family homes sales. Program Income is anticipated and will be utilized for additional eligible NSP activities.

The Single Family Foreclosure Acquisition and Rehabilitation has obligated 25 foreclosed homes. Two NSP redevelopments have leveraged multiple sources of private and public funding to construct 494 new units, 249 of which are designated for persons at or below 80% AMI. Construction is still on schedule for these two activities (Sutton Homes and Cevallos Lofts). Our multifamily foreclosure acquisition and rehabilitation projects will produce 43 units designated for persons at or below 50% AMI. Construction for this project (Gillette Square) is on schedule. The Tierra Del Sol Construction Loan Guarantees will spur the construction of 3 Single Family Homes.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
131000001795, NSP 1 IDA	\$0.00	\$0.00	\$0.00
131000001796, SF Acquisition	\$1,249,983.10	\$2,013,331.45	\$1,716,033.10
131000001797, NSP Redevelopment	\$1,404,725.59	\$1,500,000.00	\$1,500,000.00
131000001798, Administration	\$0.00	\$842,220.77	\$33,418.35
131000001826, NSP SF Construction	\$73,419.00	\$629,558.78	\$73,419.00
131000001827, NSP MF Acquisition	\$0.00	\$982,354.15	\$982,354.15
131000001828, NSP MF Rehabilitation	\$846,454.00	\$1,535,483.85	\$1,187,817.70
131000001829, NSP Soft Second Mortgage	\$0.00	\$0.00	\$0.00
131000001830, NSP Homebuyer Counseling	\$0.00	\$0.00	\$0.00
131000001831, NSP Downpayment Assistance	\$0.00	\$0.00	\$0.00
131000001835, NSP 1 Cevallos Street	\$0.00	\$1,000,000.00	\$1,000,000.00
131000001836, NSP Construction Loan Guarentee	\$132,950.00	\$132,950.00	\$132,950.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 131000001835
Activity Title: Cevallos Street Lofts - 131000001835

Activity Category:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 131000001835

Project Title:
 NSP 1 Cevallos Street

Projected Start Date:
 04/06/2010

Projected End Date:
 12/30/2010

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$1,000,000.00
Obligated CDBG DR Funds	\$0.00	\$1,000,000.00
Expended CDBG DR Funds	\$0.00	\$1,000,000.00
City of San Antonio	\$0.00	\$1,000,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

The Cevallos St lofts is a 252 Multifamily Redevelopment, \$38 Million investment through a partnership with the San Antonio Housing Trust Public Facility Corporation and the NRP group. This tax credit project utilized \$21,250,000 from a traditional lender, \$7 Million through a TCAP Hard Loan, \$3.3 Million Deferred Developer Fee, less than \$2 Million in Federal Tax Credit Equity, 2.6 Million in HOME, and \$1 Million in NSP funding. Construction work is ongoing and is on schedule.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/63	0/0	0/252	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 131000001836
Activity Title: Tierra Del Sol Construction Loan Guarantees

Activity Category:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 131000001836

Project Title:
 NSP Construction Loan Guarentee

Projected Start Date:
 04/12/2010

Projected End Date:
 12/30/2011

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$132,950.00
Total CDBG Program Funds Budgeted	N/A	\$132,950.00
Program Funds Drawdown	\$132,950.00	\$132,950.00
Obligated CDBG DR Funds	(\$2,050.00)	\$132,950.00
Expended CDBG DR Funds	\$132,950.00	\$132,950.00
City of San Antonio	\$132,950.00	\$132,950.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$214.75	\$214.75
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

\$132,950.00 in NSP Funds will specifically be used to fund a construction loan guarantee fund to spur construction of 3 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:

\$132,950.00 in the form of 3 construction loan guarantees were utilized to spur lending on 3 single family homes in the Tierra Del Sol project. Upon construction completion and the sale of the homes, the loan guarantees will be released and recorded as program income. A .05% origination fee was charged which totalled \$214.75 in program income.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/3	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: Administration 131000001798
Activity Title: NSP 1 Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

131000001798

Project Title:

Administration

Projected Start Date:

05/01/2009

Projected End Date:

12/30/2012

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$842,220.77
Total CDBG Program Funds Budgeted	N/A	\$842,220.77
Program Funds Drawdown	\$0.00	\$33,418.35
Obligated CDBG DR Funds	\$220,220.77	\$842,220.77
Expended CDBG DR Funds	\$28,374.42	\$74,547.96
City of San Antonio	\$28,374.42	\$74,547.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Funds expended during the quarter were for salaries and administrative expenses for the City's Neighborhood Stabilization Program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: DPA 131000001831
Activity Title: Downpayment Assistance

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

Activity Status:
 Under Way
Project Title:
 NSP Downpayment Assistance

Project Number:
 131000001831
Projected Start Date:
 12/01/2009

Projected End Date:
 12/30/2012
Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

No project activity during this period.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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:
 131000001830

Project Title:
 NSP Homebuyer Counseling

Projected Start Date:
 12/01/2009

Projected End Date:
 12/30/2012

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

No project activity this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: IDA 131000001795
Activity Title: Individual Development Accounts

Activity Category:
 Homeownership Assistance to low- and moderate-income
Project Number:
 131000001795
Projected Start Date:
 01/01/2009

Activity Status:
 Under Way
Project Title:
 NSP 1 IDA
Projected End Date:
 09/30/2012
Completed Activity Actual End Date:

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

Responsible Organization:
 City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

No project activity this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: MF Acquisition 131000001827
Activity Title: Gillette Apartment Acquisition

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

131000001827

Project Title:

NSP MF Acquisition

Projected Start Date:

07/31/2009

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$982,354.15
Total CDBG Program Funds Budgeted	N/A	\$982,354.15
Program Funds Drawdown	\$0.00	\$982,354.15
Obligated CDBG DR Funds	\$0.00	\$982,354.15
Expended CDBG DR Funds	\$0.00	\$982,354.15
City of San Antonio	\$0.00	\$982,354.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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 purchase the foreclosed multi family property located at 642 Gillette Avenue, San Antonio, TX 78221. The 43 unit property will allocate 40 units for persons at or below 50% AMI. Acquisition will be supported by NSP rehabilitation funds. Completion is expected November 2010.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households benefitting	0	0	0	40/40	3/3	43/43	100.00
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: MF Redevelopment 131000001797
Activity Title: Sutton Homes Redevelopment

Activity Category:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 131000001797

Project Title:
 NSP Redevelopment

Projected Start Date:
 12/16/2009

Projected End Date:
 09/30/2012

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$1,404,725.59	\$1,500,000.00
Obligated CDBG DR Funds	\$0.00	\$1,500,000.00
Expended CDBG DR Funds	\$1,404,725.59	\$1,500,000.00
City of San Antonio	\$1,404,725.59	\$1,500,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

NSP funds in the amount of \$1,500,000 has been expended on construction hard costs for the Sutton Homes Redevelopment Project. The project is on schedule to be completed in December 2010.

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/194

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: MF Rehabilitation 131000001828
Activity Title: Gillette Apartment Rehabilitation

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 131000001828

Project Title:
 NSP MF Rehabilitation

Projected Start Date:
 02/01/2010

Projected End Date:
 12/30/2013

Completed Activity Actual End Date:

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

Responsible Organization:
 City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,535,483.85
Total CDBG Program Funds Budgeted	N/A	\$1,535,483.85
Program Funds Drawdown	\$846,454.00	\$1,187,817.70
Obligated CDBG DR Funds	\$0.00	\$1,535,483.85
Expended CDBG DR Funds	\$846,454.00	\$1,187,817.70
City of San Antonio	\$846,454.00	\$1,187,817.70
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Rehabilitation on the Gillette Square Apartments located at 642 Gillette, San Antonio, TX 78221 is currently ongoing. Rehabilitation is expected to be completed in November 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	40/44

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/40	0/0	0/40	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	SF Acquisition 131000001796
Activity Title:	Single Family Acquisition

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

131000001796

Project Title:

SF Acquisition

Projected Start Date:

12/01/2009

Projected End Date:

12/30/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,013,331.45
Total CDBG Program Funds Budgeted	N/A	\$2,013,331.45
Program Funds Drawdown	\$1,249,983.10	\$1,716,033.10
Obligated CDBG DR Funds	\$1,302,986.45	\$2,013,331.45
Expended CDBG DR Funds	\$1,361,829.78	\$1,827,879.78
City of San Antonio	\$1,361,829.78	\$1,827,879.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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, ≤ 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:

A total of 22 homes have been acquired to date. 3 Homes are under contract to be acquired in October to make a total of 25 homes supported NSP funds. As the homes are rehabilitated and sold, NSP Program Income funds will be used to purchase additional foreclosed properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/25
# of Parcels acquired by	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/25

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/24	0/24	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Community Development Block Grant	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: SF Construction 131000001826

Activity Title: Single-Family Construction

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

131000001826

Project Title:

NSP SF Construction

Projected Start Date:

12/01/2009

Projected End Date:

12/30/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$629,558.78
Total CDBG Program Funds Budgeted	N/A	\$629,558.78
Program Funds Drawdown	\$73,419.00	\$73,419.00
Obligated CDBG DR Funds	\$555,373.78	\$629,558.78
Expended CDBG DR Funds	\$85,686.00	\$85,686.00
City of San Antonio	\$85,686.00	\$85,686.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

Rehabilitation has been completed on five (5) NSP acquired foreclosed homes. Most of the remaining acquired homes are in the process of LBP abatement and rehab.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/25

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/25

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/24	0/25	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Community Development Block Grant	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: Soft Second Mortgage 131000001829

Activity Title: Soft Second Mortgages

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

131000001829

Project Title:

NSP Soft Second Mortgage

Projected Start Date:

12/01/2009

Projected End Date:

12/30/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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:

There was no project activity this quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
