

Grantee: San Antonio, TX

Grant: B-08-MN-48-0501

October 1, 2013 thru December 31, 2013 Performance Report



Grant Number:

B-08-MN-48-0501

Obligation Date:**Award Date:****Grantee Name:**

San Antonio, TX

Contract End Date:

03/30/2013

Review by HUD:

Reviewed and Approved

LOCCS Authorized Amount:

\$8,635,899.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:

\$2,068,735.99

Total Budget:

\$10,704,634.99

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 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 multif



Distribution and and Uses of Funds:

amily 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	\$10,019,024.00
Total Budget	\$0.00	\$10,019,024.00
Total Obligated	\$0.00	\$10,019,024.00
Total Funds Drawdown	\$555,199.56	\$9,017,914.74
Program Funds Drawdown	\$0.00	\$7,892,568.57
Program Income Drawdown	\$555,199.56	\$1,125,346.17
Program Income Received	\$14,493.03	\$2,045,869.61
Total Funds Expended	\$1,400.00	\$9,260,079.62
Match Contributed	\$0.00	\$26,007.00



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	\$26,007.00
Limit on Public Services	\$1,295,384.85	\$0.00
Limit on Admin/Planning	\$863,589.90	\$614,513.20
Limit on State Admin	\$0.00	\$614,513.20

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,158,974.75	\$2,827,838.00

Overall Progress Narrative:

The City continues to service multi-family loans and work with SAAH Inc. in implementing the NSP Land Bank activity. In the next quarter, the City will look to fund an eligible NSP redevelopment project to assist persons at or below 50% of AMI.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
131000001796, SF Acquisition	\$0.00	\$2,003,331.45	\$2,003,331.45
131000001797, NSP Redevelopment	\$0.00	\$1,500,000.00	\$1,500,000.00
131000001798, Administration	\$0.00	\$842,220.77	\$320,423.39
131000001826, NSP SF Construction	\$0.00	\$629,558.78	\$408,025.88
131000001827, NSP MF Acquisition	\$0.00	\$982,354.15	\$982,354.15
131000001828, NSP MF Rehabilitation	\$0.00	\$1,535,483.85	\$1,535,483.70
131000001831, NSP Downpayment Assistance	\$0.00	\$30,625.00	\$10,000.00
131000001835, NSP 1 Cevallos Street	\$0.00	\$1,000,000.00	\$1,000,000.00
131000001836, NSP Construction Loan Guarentee	\$0.00	\$132,950.00	\$132,950.00
131000002202, NSP Land Bank	\$0.00	\$1,240,000.00	\$0.00
HAP 131-2115, Homebuyer Assistance Program	\$0.00	\$122,500.00	\$0.00



Activities

Grantee Activity Number: 13100002115

Activity Title: Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

HAP 131-2115

Projected Start Date:

12/01/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Assistance Program

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of San Antonio

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013

N/A

To Date

\$104,000.00

Total Budget

\$0.00

\$104,000.00

Total Obligated

\$0.00

\$122,500.00

Total Funds Drawdown

\$11,786.93

\$94,890.33

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$11,786.93

\$94,890.33

Program Income Received

\$0.00

\$2,553.30

Total Funds Expended

\$0.00

\$94,890.33

Match Contributed

\$0.00

\$0.00

Activity Description:

Providing up to 50% in required down payment assistance plus eligible closing costs to eligible homebuyers purchasing an NSP assisted property.

Location Description:

Activity is limited to NSP Eligible Target Areas

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/6
# of Singlefamily Units	0	14/6



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	7/0	17/6	52.94
# Owner Households	0	0	0	2/0	7/0	17/6	52.94

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: 13100002202

Activity Title: SAAH Land Bank

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

13100002202

Projected Start Date:

05/17/2013

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Land Bank

Projected End Date:

05/15/2015

Completed Activity Actual End Date:

Responsible Organization:

San Antonio Affordable Housing Inc.

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$930,000.00
Total Budget	\$0.00	\$930,000.00
Total Obligated	\$0.00	\$1,240,000.00
Total Funds Drawdown	\$543,412.63	\$543,412.63
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$543,412.63	\$543,412.63
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,400.00	\$870,100.00
San Antonio Affordable Housing Inc.	\$1,400.00	\$870,100.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Land Bank will acquire foreclosed residential lots.

Location Description:

Land Bank will operate within the NSP Target Areas

Activity Progress Narrative:

During the quarter the NSP Land Bank program expended \$1400 for environmental review activities. To date the land bank has acquired 9 vacant properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/12
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/12
# of Singlefamily Units	0	1/12



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: 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

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of San Antonio

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$722,237.67
Total Budget	\$0.00	\$722,237.67
Total Obligated	\$0.00	\$842,220.77
Total Funds Drawdown	\$0.00	\$614,513.20
Program Funds Drawdown	\$0.00	\$320,423.39
Program Income Drawdown	\$0.00	\$294,089.81
Program Income Received	\$0.00	\$148,561.28
Total Funds Expended	\$0.00	\$614,615.71
City of San Antonio	\$0.00	\$614,615.71
Match Contributed	\$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:

The City continued loan servicing efforts and working with the Land Bank program to identify NSP eligible vacant properties.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			Texas	-	Not Validated / N

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

Project Number:

131000001797

Projected Start Date:

12/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Redevelopment

Projected End Date:

09/30/2012

Completed Activity Actual End Date:

Responsible Organization:

City of San Antonio

Overall

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$0.00	\$1,500,000.00
Total Obligated	\$0.00	\$1,500,000.00
Total Funds Drawdown	\$0.00	\$1,500,000.00
Program Funds Drawdown	\$0.00	\$1,500,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,500,000.00
City of San Antonio	\$0.00	\$1,500,000.00
Match Contributed	\$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:

2818 Panam Expressway, San Antonio, TX. IH-35 at the Walters Exit.

Activity Progress Narrative:

Activity is complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	0	194/194

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



of Multifamily Units

0

0/194

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	29/186	157/8	194/194	95.88
# Renter Households	0	0	0	29/186	157/8	194/194	95.88

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	



of Multifamily Units

0

43/44

Beneficiaries Performance Measures

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

Project Number:

131000001796

Projected Start Date:

12/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

SF Acquisition

Projected End Date:

12/30/2012

Completed Activity Actual End Date:

Responsible Organization:

City of San Antonio

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,003,331.45
Total Budget	\$0.00	\$2,003,331.45
Total Obligated	\$0.00	\$2,003,331.45
Total Funds Drawdown	\$0.00	\$2,003,331.45
Program Funds Drawdown	\$0.00	\$2,003,331.45
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,682,561.39
Total Funds Expended	\$0.00	\$2,003,331.45
City of San Antonio	\$0.00	\$2,003,331.45
Match Contributed	\$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:

The City has one remaining foreclosed property yet to be sold. 410 Bradford.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		25/25	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/0	8/25	24/25	41.67
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	2/0	8/25	24/25	41.67

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



