

Grantee: San Antonio, TX

Grant: B-08-MN-48-0501

October 1, 2012 thru December 31, 2012 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:

Submitted - Await for Review

Grant Amount:

\$8,635,899.00

Grant Status:

Active

QPR Contact:

Pedro Alanis

Estimated P/RL Funds:

\$1,181,706.51

Total Budget:

\$9,817,605.51

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 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	\$8,726,524.00
Total Budget	\$7,996,340.22	\$8,726,524.00
Total Obligated	\$0.00	\$8,726,524.00
Total Funds Drawdown	\$0.00	\$8,278,896.65
Program Funds Drawdown	\$0.00	\$7,892,568.57
Program Income Drawdown	\$0.00	\$386,328.08
Program Income Received	\$14,493.03	\$1,629,661.41
Total Funds Expended	(\$84,921.09)	\$8,201,136.31
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	\$468,984.67
Limit on State Admin	\$0.00	\$468,984.67

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's Neighborhood Stabilization Program continues with efforts to work with the George Gervin Youth Center on the sale of their remaining two NSP homes. One home is currently under contract. The City had received back four single family homes through a Deed In Lieu of Foreclosure process. The homes are currently being assessed for repairs and will be listed for sale. The City also responded to U.S. Dept of Housing and Urban Development review and is awaiting a response from HUD regarding the acceptance of corrective action. Additionally, Land Banking activities have been approved and there will be an Action Plan amendment submitted in DRGR within the next several weeks.

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	\$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
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	\$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
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00
HAP 131-2115, Homebuyer Assistance Program	\$0.00	\$70,000.00	\$0.00



Activities

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

Activity Category:

Construction of new housing

Project Number:

131000001835

Projected Start Date:

04/06/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP 1 Cevallos Street

Projected End Date:

12/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of San Antonio

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$1,000,000.00	\$1,000,000.00
Total Obligated	\$0.00	\$1,000,000.00
Total Funds Drawdown	\$0.00	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$1,000,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,000,000.00
City of San Antonio	\$0.00	\$1,000,000.00
Match Contributed	\$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 City is awaiting final cost certification and beneficiary detail prior to closing out the project.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



#Units with bus/rail access	0	252/252
-----------------------------	---	---------

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	252/252
# of Multifamily Units	0	252/252

Beneficiaries Performance Measures

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

Project Number:

131000001836

Projected Start Date:

04/12/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Construction Loan Guarantee

Projected End Date:

12/30/2011

Completed Activity Actual End Date:

Responsible Organization:

City of San Antonio

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$132,950.00
Total Budget	\$132,950.00	\$132,950.00
Total Obligated	\$0.00	\$132,950.00
Total Funds Drawdown	\$0.00	\$132,950.00
Program Funds Drawdown	\$0.00	\$132,950.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$43,164.75
Total Funds Expended	(\$90,000.00)	\$42,950.00
City of San Antonio	(\$90,000.00)	\$42,950.00
Match Contributed	\$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:

Activity is closed. \$90,000 was repayed back to HUD in September 2012. It was not reflected on the last QPR.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	0	1/3



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/3
# of Singlefamily Units	0	1/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/3	1/3	100.00
# Owner Households	0	0	0	0/0	1/3	1/3	100.00

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: 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 Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Homebuyer Assistance Program

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of San Antonio

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$70,000.00
Total Budget	\$0.00	\$70,000.00
Total Obligated	\$0.00	\$70,000.00
Total Funds Drawdown	\$0.00	\$68,898.40
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$68,898.40
Program Income Received	\$0.00	\$77,125.67
Total Funds Expended	\$0.00	\$68,898.40
City of San Antonio	\$0.00	\$68,898.40
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:

No activity during the quarter.

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	6/0	15/6	53.33
# Owner Households	0	0	0	2/0	6/0	15/6	53.33

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:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of San Antonio

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$842,220.77
Total Budget	\$842,220.77	\$842,220.77
Total Obligated	\$0.00	\$842,220.77
Total Funds Drawdown	\$0.00	\$468,984.67
Program Funds Drawdown	\$0.00	\$320,423.39
Program Income Drawdown	\$0.00	\$148,561.28
Program Income Received	\$0.00	\$148,561.28
Total Funds Expended	\$5,078.91	\$481,224.33
City of San Antonio	\$5,078.91	\$481,224.33
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:

City of San Antonio continues to conduct loan servicing, grant administration, planning, and compliance monitoring of NSP related activities.

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: DPA 131000001831
Activity Title: Down Payment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

131000001831

Projected Start Date:

12/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Downpayment Assistance

Projected End Date:

12/30/2012

Completed Activity Actual End Date:

Responsible Organization:

City of San Antonio

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$30,625.00
Total Budget	\$0.00	\$30,625.00
Total Obligated	\$0.00	\$30,625.00
Total Funds Drawdown	\$0.00	\$30,625.00
Program Funds Drawdown	\$0.00	\$10,000.00
Program Income Drawdown	\$0.00	\$20,625.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$30,625.00
City of San Antonio	\$0.00	\$30,625.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Homebuyer Assistance Program (HAP):

- DPA will be available for homebuyers at or below 120% AMI
- DPA includes 50% of the required down payment and eligible closing costs.

Location Description:

Grants Monitoring and Administration 1400 S. Flores Street San Antonio, Texas 78204. Funding will be directed to the City's NSP target areas.

Activity Progress Narrative:

The City's HAP program will continue under a separate activity 131-2115. This activity is now closed

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/9
# of Singlefamily Units	0	3/9



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/0	3/9	33.33
# Owner Households	0	0	0	0/0	1/0	3/9	33.33

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

Project Number:

131000001827

Projected Start Date:

07/31/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP MF Acquisition

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of San Antonio

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$982,354.15
Total Budget	\$982,354.15	\$982,354.15
Total Obligated	\$0.00	\$982,354.15
Total Funds Drawdown	\$0.00	\$982,354.15
Program Funds Drawdown	\$0.00	\$982,354.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$14,493.03	\$14,493.03
Total Funds Expended	\$0.00	\$982,354.15
City of San Antonio	\$0.00	\$982,354.15
Match Contributed	\$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:

Project complete.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# 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	1/1



Total acquisition compensation to 0 0/0

	This Report Period		Cumulative Actual Total / Expected
	Total		Total
# of Housing Units	0		43/43
# of Multifamily Units	0		43/43

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	80/40	6/3	86/43	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	80/40	6/3	86/43	100.00

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

Project Number:

131000001797

Projected Start Date:

12/16/2009

Benefit Type:

Direct Benefit (Households)

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, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$1,500,000.00	\$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:

Project is closed.

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	



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

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of San Antonio

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,535,483.85
Total Budget	\$1,535,483.85	\$1,535,483.85
Total Obligated	\$0.00	\$1,535,483.85
Total Funds Drawdown	\$0.00	\$1,535,483.70
Program Funds Drawdown	\$0.00	\$1,535,483.70
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$106,225.76
Total Funds Expended	\$0.00	\$1,535,483.70
City of San Antonio	\$0.00	\$1,535,483.70
Match Contributed	\$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:

Project is closed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# ELI Households (0-30% AMI)	0	0/0

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	43/44
# 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
# Renter 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 Benefit (Households)

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, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,003,331.45
Total Budget	\$2,003,331.45	\$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	\$1,240,090.92
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 Single Family Acquisition Rehab Resale Program had no sales during the quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	26/25
# 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	26/25
# of Singlefamily Units	0	26/25

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	6/25	19/25	42.11
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	2/0	6/25	19/25	42.11

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

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$629,558.78
Total Budget	\$0.00	\$629,558.78
Total Obligated	\$0.00	\$629,558.78
Total Funds Drawdown	\$0.00	\$556,269.28
Program Funds Drawdown	\$0.00	\$408,025.88
Program Income Drawdown	\$0.00	\$148,243.40
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$556,269.28
City of San Antonio	\$0.00	\$556,269.28
Match Contributed	\$0.00	\$26,007.00

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:

No activity in the quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		25/25	
#Units with bus/rail access	0		25/25	

	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 Households	0	0	0	2/0	6/25	19/25	42.11
# Owner Households	0	0	0	2/0	6/25	19/25	42.11

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

