

Jul 1, 2009 thru Sep 30, 2009 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

Submitted By:
No Submitter 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	8,635,899
Total CDBG Program Funds Budgeted	N/A	8,635,899
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	2,803,245	2,803,245
Expended CDBG DR Funds	0	982,354.13
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	6.82
Minimum Non-Federal Match	0	0
Limit on Public Services	1,295,384.85	0
Limit on Admin/Planning	863,589.9	0
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
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Overall Progress Narrative:

The City of San Antonio's NSP program has been in the process of identifying possible multifamily redevelopment projects as well as negotiating with local non profits to deliver single family units to targeted area. They City anticipates an amendment to the current action plan however expects a ramp up on the amount of funds spent in the next quarter and is confident it will reach it's 18 month funding obligation.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	0	0	0	0
BCKT, Bucket Project	0	0	8,635,899	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
BCKT	Bucket Project	09_NSP_Multifamily_Redevel	Redevelopment for Vacant Property
		09_NSP_Rehab-Redevelop	NSP SAP Multi-Family Redevelopment
		09_NSP_SA_Admin	NSP SA Administration
		09_NSP_SA_DPA	NSP SA Downpayment Assistance
		09_NSP_SAP_Single-Family	NSP SA Single-Family Rehabilitation
		NSP - Acquisition Very Low AMI	NSP- Acquisition 25% Targeting
		NSP SA Acquisition	NSP Acquisition of foreclosed/vacant properties
		NSP Counseling	Homebuyer Education
		NSP IDA	Individual Development Accounts
		NSP_Soft_2nd	NSP Soft Second Mortgages

Activities

Grantee Activity Number:
09_NSP_Multifamily_Re devel

Activity Title:
Redevelopment for Vacant Property

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
BCKT

Project Title:
Bucket Project

Projected Start Date:
05/01/2009

Projected End Date:
09/30/2012

National Objective:
NSP Only - LMMI

Responsible Organization:
City of San Antonio

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	2,200,000
Total CDBG Program Funds Budgeted	N/A	2,200,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	68,536.33
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	3/0	0/40	3/40

Activity Description:

Redevelopment of Sutton Home Public Housing. Hope IV funds will be used to demolish existing structures. Once property is vacant, NSP funds will be used to assist in the redevelopment of multi-family and single family low-income units.

Location Description:

1400 S. Flores Street, San Antonio, Texas 78204

Activity Progress Narrative:

A redevelopment project has been identified for possible funding. The terms and eligibility of the project are being identified.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09_NSP_Rehab-Redevelop

Activity Title:

NSP SAP Multi-Family Redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

05/01/2009

Projected End Date:

12/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of San Antonio

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	1,581,245
Total CDBG Program Funds Budgeted	N/A	1,581,245
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	1,581,245	1,581,245
Expended CDBG DR Funds	0	913,817.8

Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	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	40/40

Activity Description:

To implement this activity, units of local governments and nonprofit organizations will purchase residential properties that have been abandoned or foreclosed upon. Such foreclosed properties must be purchased at a discount to ensure purchasers are paying below-market value for the property. Appraisals will be required for the purposes of determining the statutory purchase discount. Abandoned or foreclosed properties may be purchased to benefit households earning 120% AMI or below. All properties acquired using NSP funds shall be appraised in conformity with the appraisal requirements of the Uniform Relocation Act (URA) at 49 CFR 24.103 by a licensed appraiser within sixty (60) days prior to an offer to purchase the property. All residential property acquired using NSP funds shall be discounted by at least 15% from the current market appraised value of the property. In cases where abandoned substandard lots are not build-able, 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. 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% of the 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.

Location Description:

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

Activity Progress Narrative:

A multifamily project has been identified for multifamily acquisition and rehabilitation funding. The project is currently securing additional rehabilitation financing.

Activity Location:

Address	City	State	Zip
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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:

09_NSP_SA Admin

Activity Title:

NSP SA 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

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	622,000
Total CDBG Program Funds Budgeted	N/A	622,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	622,000	622,000
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

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

No Performance Measures Found

Activity Description:

NSP administration, implementation and oversight for the City of San Antonio

Location Description:

1400 S. Flores Street, San Antonio, Texas 78204

Activity Progress Narrative:

Required staff positions have been identified and it is anticipated that new staff will be assigned to the City's NSP.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09_NSP_SA_DPA

Activity Title:

NSP SA 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:

05/01/2009

Projected End Date:

12/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

**Jul 1 thru Sep
30, 2009**

To Date

Total Projected Budget from All Sources	N/A	300,000
Total CDBG Program Funds Budgeted	N/A	300,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	300,000	300,000
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	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	0/34
# of Households benefitting	0	0	0	0/9	0/25	0/34

Activity Description:

A combination of downpayment assistance and soft second loans will be made to families as needed for households (between 70% and 120% of AMI for the purpose of homeownership). At least 50 households will be converted to homeowners through the soft second loan program. Not less than 10 households with incomes between 60% and 80% of the AMI will be assisted and not less than 40 households between 80% and 120% of the AMI will be assisted with NSP soft second loan funds.

Location Description:

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

Activity Progress Narrative:

This City of San Antonio is currently negotiating MOU's with NHS and SAAHC to provide single family acquisition and rehabilitation activities. Downpayment assistance will be provided through the non profit organizations to eligible homeowners in the form of a maximum \$12,000 subsidy.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Grantee Activity Number:

09_NSP_SAP_Single-Family

Activity Title:

NSP SA Single-Family Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

05/01/2009

Projected End Date:

12/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	789,925
Total CDBG Program Funds Budgeted	N/A	789,925
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/20	0/60	0/80

Activity Description:

This activity will rehabilitate properties to satisfy State and Local Codes. The purpose of the financial assistance is to provide decent, safe, and sanitary housing for low to middle income residents by the rehabilitation and/or improvement of existing structures to a condition that

brings the structure into compliance with State and Local Code to ensure all repairs and improvements will contribute to the long term structurally sound housing stock in the area. Demolition of a structure will only be allowed if the appraised value of the structure is less than 50% of the total appraised value of the property (lot and structure) which has major structural conditions that were either inadequate original construction, or has failing foundation, floor, wall, ceiling, roof, and exterior systems. Properties must be rehabilitated and made available to eligible households within 24 months of acquisition. NSP funds will be required to be repaid to the City of San Antonio within 24 months of acquisition if an eligible household has not purchased the residence within that timeframe. The NSP program will not be used for emergency rehabilitation. In the event that minor and or cosmetic renovations are needed to an acquired property, such renovations will be permitted. A facility is financially feasible if the rehabilitation cost is less than 60% of the after rehabilitation appraised value or a maximum of \$25,000. 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% of the 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. Transitional Housing For transitional housing, units will be purchased, renovated, and held by a local housing non-profit to provide temporary housing for families that have become homeless due to loss of income. The City's Department of Community Initiatives will identify and refer families to a housing non-profit program partner. Temporary housing will be provided to families for up to one year. While in transitional housing, families will receive support services through the City's Department of Community Initiatives.

Location Description:

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

Activity Progress Narrative:

These NSP funds will be used for the rehabilitation of acquired properties at a maximum of \$25000 per unit. MOU's with SAAHC and NHS of San Antonio have been drafted and are under negotiation.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Subtotal Match Sources	0
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Other Funding Sources	Amount
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Community Development Block Grant	0
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Total Other Funding Sources

0

Grantee Activity Number:

NSP - Acquisition Very Low AMI

Activity Title:

NSP- Acquisition 25% Targeting

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

05/01/2009

Projected End Date:

09/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of San Antonio

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	277,729
Total CDBG Program Funds Budgeted	N/A	277,729
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	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	0/3
# of Persons benefitting	0	0	0	0/9	0/0	0/9

Activity Description:

The San Antonio program will only acquire properties that have been vacant for a minimum of ninety (90) days. This rule is established to avoid any relocation issues. In addition, properties acquired with NSP funds will not be demolished unless City of San Antonio's DSDB declares them dangerous. Properties, which are considered substandard and not feasible for rehabilitation, will be purchased with NSP funds only if other non-city funds are committed to complete the renovation of the property. The City of San Antonio does not expect to demolish any residential structures that do not fall under the category of substandard property as defined herein.

Location Description:

NSP Target locations for the City of San Antonio

Activity Progress Narrative:

Acquisition of Single Family Homes for Low (<50%) income homebuyers will be utilized through this activity. Currently the City of San Antonio's NSP program is in negotiation with Non Profits to develop an MOU to acquire and rehabilitate single family homes.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

NSP SA Acquisition

Activity Title:

NSP Acquisition of foreclosed/vacant properties

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

05/01/2009

Projected End Date:

12/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Jul 1 thru Sep
30, 2009

To Date

Total Projected Budget from All Sources	N/A	1,500,000
Total CDBG Program Funds Budgeted	N/A	1,500,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	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	0/0
# of housing units	0	0	0	0/0	0/0	0/16
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/16	0/16
# of Persons benefitting	0	0	0	0/0	0/0	0/0
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by condemnation	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin settlement	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/16
Total acquisition compensation to owners	0	0	0	0/0	0/0	0/0

Activity Description:

Acquisition – Only vacant properties will be considered for acquisition. Partners will negotiate with selling agents for purchase (at least 15% discount) and seller will be paid by COSA through GMA. Budget of \$2,500,000.

Location Description:

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

Activity Progress Narrative:

These NSP funds will be used for the acquisition of single family properties for homebuyers (> 50% LMMI) of at a maximum of \$160,000 per unit. MOU's with SAAHC and NHS of San Antonio have been drafted and are under negotiation.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	
Subtotal Match Sources	0
Other Funding Sources	Amount
Community Development Block Grant	0
Total Other Funding Sources	0

Grantee Activity Number: NSP_Counseling	Activity Title: Homebuyer Education
Activity Category: Acquisition - general	Activity Status: Planned
Project Number: BCKT	Project Title: Bucket Project
Projected Start Date: 05/01/2009	Projected End Date: 12/30/2012
National Objective: NSP Only - LMMI	
Responsible Organization: City of San Antonio	

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	65,000
Total CDBG Program Funds Budgeted	N/A	65,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

This Report Period	Cumulative Actual Total / Expected
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	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/15	0/20	0/35
# of Persons benefitting	0	0	0	0/15	0/20	0/35
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by condemnation	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin settlement	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to owners	0	0	0	0/0	0/0	0/0

Activity Description:

Provision of Homebuyer Education for all NSP participants.

Location Description:

1400 S. Flores Street San Antonio, Texas 78204

Activity Progress Narrative:

Housing Counseling is an integral part of the homebuying experience. The City of San Antonio is negotiating in all of its MOU's contractual language that would have Non Profit Agencies include pre purchase homebuyer counseling. Once the MOU's are in place, funds will be expended as needed to ensure the homebuyer has the education they need to be a responsible homeowner.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

NSP_IDA

Activity Title:

Individual Development Accounts

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

05/01/2009

Projected End Date:

09/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of San Antonio

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	300,000
Total CDBG Program Funds Budgeted	N/A	300,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	300,000	300,000
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	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	0/30
# of Households benefitting	0	0	0	0/30	0/0	0/30

Activity Description:

Individual Development Accounts for first-time homebuyers at or below 51% of the San Antonio median income. Homebuyers will be assisted with \$10,000 in NSP funds per household.

Location Description:

Office of Grants Monitoring and Administration 1400 S. Flores Street

Activity Progress Narrative:

Staff is currently negotiating an interdepartmental agreement with the City of San Antonio's Department of Community Initiatives to administer the Individual Development Accounts to eligible Homebuyers at or below 50% LMMI.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

NSP_Soft_2nd

Activity Title:

NSP Soft Second Mortgages

Activity Category:

Acquisition - general

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

05/01/2009

Projected End Date:

12/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	1,000,000
Total CDBG Program Funds Budgeted	N/A	1,000,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0

Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	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	0/34
# of Households benefitting	0	0	0	0/15	0/19	0/34

Activity Description:

Financing mechanism for NSP. Soft second mortgages for low, moderate and middle income homebuyers. Soft second mortgage cannot exceed \$35,000 per unit.

Location Description:

1400 S. Flores Street San Antonio, Texas 78204

Activity Progress Narrative:

Soft Seconds mortgages will be made available to low, moderate, and middle income homebuyers at a maximum of \$35,000 per unit between 0-3%. Repayment will be to the City of San Antonio and counted as Program Income.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found