

Apr 1, 2009 thru Jun 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	0	0
Expended CDBG DR Funds	0	0
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	95.56
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 has hired three staff members in the Office of Grants Monitoring and Administration's Fiscal Operations Division. These three staff members will work in the reviewing requests for reimbursement from subrecipients working on the NSP. The City of San Antonio has begun to negotiation the acquisition of a foreclosed Multifamily rental property. The activity will include rehabilitation of 70 low and moderate income units. This activity will also produce 42 units that are set-aside for households whose income is at or below 50% of San Antonio's AMI, assisting in meeting the 25% deep income targeting requirement.

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	8,635,899	0	8,635,899	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
BCKT	Bucket Project	09_NSP_Rehab-Redevelop	NSP SAP Multi-Family Redevelopment

Activities

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

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	1,648,899
Total CDBG Program Funds Budgeted	N/A	1,648,899
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	1	0/0	0/0	1/3
# of Households benefitting	40	3	44	40/125	3/375	44/500

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:

Acquisition of a foreclosed 43-Unit multifamily rental complex. 40 units will be set aside for households whose incomes are at or below 50% AMI. The remaining units will assist households whose incomes are between 51 - 80% of AMI.

Activity Location:

Address	City	State	Zip
642 Gillette	San Antonio	NA	78221

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	