

Grantee: San Antonio, TX

Grant: B-08-MN-48-0501

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-48-0501

Obligation Date:**Grantee Name:**

San Antonio, TX

Award Date:**Grant Amount:**

\$8,635,899.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Pedro Alanis

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	\$8,635,899.00
Total CDBG Program Funds Budgeted	N/A	\$8,635,899.00
Program Funds Drawdown	\$982,354.15	\$992,979.15
Obligated CDBG DR Funds	\$4,175,084.83	\$5,097,084.83
Expended CDBG DR Funds	\$1,005,147.50	\$1,015,772.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	35.115%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,295,384.85	\$0.00
Limit on Admin/Planning	\$863,589.90	\$33,418.35
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City of San Antonio's Neighborhood Stabilization Program has benefited our Targeted Neighborhoods by utilizing NSP funds in a variety of different ways. Implementing several stabilization strategies has allowed our program to obligate a large amount of funding. Having the right mix of multifamily and single family projects is

essential to both meeting the requirements of the program and meeting the stabilization needs of San Antonio. GMA is anticipating that 100% of funding will be obligated in the next quarter and that a significant amount of funding will be expended.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$982,354.15	\$8,635,899.00	\$992,979.15

Activities

Grantee Activity Number: 131000001835

Activity Title: Cevallos Street Lofts - 131000001835

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

04/06/2010

Projected End Date:

12/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall

Jan 1 thru Mar 31, 2010

To Date

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

Activity Description:

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:

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. Project set to close in April 2010. Construction set to begin on April 28, 2010.

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	0/252
# of Households benefitting	0	0	0	0/63	0/0	0/252
#Units with bus/rail access	0	0	0	0/0	0/0	0/252

Activity Locations

Address	City	State	Zip
301 East Cevallos St	San Antonio	NA	78204

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 131000001836

Activity Title: Tierra Del Sol Construction Loan Guarantees

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

04/12/2010

Projected End Date:

12/30/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall

Jan 1 thru Mar 31, 2010

To Date

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

Activity Description:

1,000,000.00 in NSP Funds will specifically be used to fund a construction loan guarantee fund to spur construction of 31 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 1% 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:

\$1,000,000.00 in NSP Funds will specifically be used to fund a construction loan guarantee fund to spur construction of 31 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 1% 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. Project is expected to be executed in late April 2010.

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	0/31
# of Households benefitting	0	0	0	0/0	0/16	0/31

Activity Locations

Address	City	State	Zip
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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:

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

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$622,000.00
Total CDBG Program Funds Budgeted	N/A	\$622,000.00
Program Funds Drawdown	\$0.00	\$10,625.00
Obligated CDBG DR Funds	\$0.00	\$622,000.00
Expended CDBG DR Funds	\$22,793.35	\$33,418.35
City of San Antonio	\$22,793.35	\$33,418.35
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP Administration will fund the implementation and oversight of the NSP for the City of San Antonio.

Location Description:

1400 S. Flores Street, San Antonio, Texas 78204

Activity Progress Narrative:

NSP Administration will fund the implementation and oversight of the NSP for the City of San Antonio. \$22,793.35 in staff salaries were expended. However the drawn down will not occur until April 2010. The City is expecting a re-organization of the Office of GMA which will have additional full time staff drawing down from the NSP allocation.

Performance Measures

No Performance Measures found.

Activity Locations

Address	City	State	Zip
1400 S. Flores	San Antonio	NA	78204

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: DPA 131000001831**Activity Title: Downpayment Assistance****Activity Category:**

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

12/01/2009

Projected End Date:

12/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall**Jan 1 thru Mar 31, 2010****To Date****Total Projected Budget from All Sources**

N/A

\$156,000.00

Total CDBG Program Funds Budgeted

N/A

\$156,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

City of San Antonio

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Down-Payment Assistance (DPA):

- DPA will be available for homebuyers at or below 120% AMI
- The maximum amount of down-payment assistance is \$12,000.
- Assistance can be in the form of a deferred forgivable loan.
- The down-payment assistance will be provided by GMA.

Location Description:

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

Activity Progress Narrative:

The Down Payment Assistance Program will be serviced through the Housing and Neighborhood Services Department of the City of San Antonio. DPA in the amount of \$12,000 will be set aside to those persons at or below 120% AMI who purchase an NSP single family foreclosed home. There has been no activity between January 1 and March 31, 2010. However three (3) homes are anticipated to be closed in April. Upon closing of these homes, DPA in the amount of \$36,000 will be considered obligated. When each participating foreclosed home is acquired, \$12,000 in DPA will be obligated.

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	0/25
# of Households benefitting	0	0	0	0/0	0/25	0/25

Activity Locations

Address	City	State	Zip
1400 S. Flores	San Antonio	NA	78204

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: Homebuyer Counseling 131000001830

Activity Title: Homebuyer Education

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

12/01/2009

Projected End Date:

12/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$10,000.00
Total CDBG Program Funds Budgeted	N/A	\$10,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Each homebuyer assisted with these funds is required to receive and complete at least 8 hours of homebuying counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan.

Location Description:

1400 S. Flores Street San Antonio, Texas 78204

Activity Progress Narrative:

Each homebuyer assisted with NSP funds is required to receive and complete at least eight (8) hours of home buying counseling from a HUD approved housing counseling agency before obtaining a NSP funds to purchase a home.

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	0/24
# of Households benefitting	0	0	0	0/0	0/24	0/24

Activity Locations

Address	City	State	Zip
1400 S. Flores	San Antonio	NA	78204

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: IDA 131000001795

Activity Title: Individual Development Accounts

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

01/01/2009

Projected End Date:

09/30/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of San Antonio

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$200,000.00)	\$100,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Individual Development Accounts (IDA):

- Maximum NSP contribution is \$4,000 which will leverage up to \$6000 additional non-NSP funds.
- NSP contribution will be in the form of a grant.
- The IDA program will be administered through the Department of Community Initiatives (DCI) in partnership with our non profit partners.
- IDA funds may be used in conjunction with Down Payment Assistance
- IDA's will assist persons at or below 80% AMI.

Location Description:

Office of Grants Monitoring and Administration 1400 S. Flores Street

Activity Progress Narrative:

The City of San Antonio Office of GMA has entered into an agreement with the Department of Community Initiatives to contribute a \$4,000 in NSP funds to individuals participating in the IDA program who purchase an NSP foreclosed home. All \$100,000 have been obligated to create 25 Individual Development Accounts to support the program. The match amount will depend on the IDA participant and other funding available. This will be reported in future Quarterly reports as single family homes are purchased and match funds are identified.

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	0/25
# of Households benefitting	0	0	0	0/0	0/25	0/25

Activity Locations

Address	City	State	Zip
1400 S. Flores	San Antonio	NA	78204

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: MF Acquisition 131000001827

Activity Title: Gillette Apartment Acquisition

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

07/31/2009

Projected End Date:

09/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of San Antonio

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$982,354.15
Total CDBG Program Funds Budgeted	N/A	\$982,354.15
Program Funds Drawdown	\$982,354.15	\$982,354.15
Obligated CDBG DR Funds	\$982,354.15	\$982,354.15
Expended CDBG DR Funds	\$982,354.15	\$982,354.15
City of San Antonio	\$982,354.15	\$982,354.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP funds will be used to acquire the Gillette Square Apartment Complex located at 642 Gillette, San Antonio, TX 78221. The 44 unit apartment complex will benefit 40 households at or below 50% AMI. 3 units will be rented to persons at or below 120% AMI. 1 unit will be used as the leasing office.

Location Description:

642 Gillette, San Antonio TX 78221

Activity Progress Narrative:

NSP funds was used to acquire the foreclosed 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 the leasing office. Rehabilitation activities to support this acquisition is estimated to take place in May 2010.

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	43/43
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	40/40	3/3	43/43
# of Persons benefitting	0	0	0	0/40	0/3	0/43
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0

# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/1
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
642 Gillette Blvd	San Antonio	NA	78221

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 replacement housing

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

12/16/2009

Projected End Date:

09/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,500,000.00	\$1,500,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Sutton Homes project is a redevelopment of the former Sutton Home Public Housing project. NSP funds will be used to assist in the Phase I redevelopment of the property. Specifically NSP funds will be in conjunction with tax credit funds for residential construction of 194 multi-family units.

Location Description:

Hines Avenue and IH-35.

Activity Progress Narrative:

The project is currently under construction and is approximately 22% completed. The NSP portion of the funding for this project will be spent on the residential new construction phase which will begin in April 2010. The first draw for NSP funds will be in late April to early May. NSP funds should be exhausted by the end of the summer 2010.

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	0/194
# of Households benefitting	0	0	0	3/186	0/8	3/194

Activity Locations

Address	City	State	Zip
909 Runnels	San Antonio	NA	78208

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:

BCKT

Project Title:

Bucket Project

Projected Start Date:

02/01/2010

Projected End Date:

12/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of San Antonio

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,535,483.85
Total CDBG Program Funds Budgeted	N/A	\$1,535,483.85
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$1,588,780.68	\$1,588,780.68
Expended CDBG DR Funds	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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% AML.

Location Description:

642 Gillette, San Antonio TX 78221

Activity Progress Narrative:

The rehabilitation of this foreclosed apartment complex is expected to be fully obligated in late April or early May. As of March 31, 2010 the developer is in the process of selecting a contractor for the rehab. Once a contractor has been selected, GMA will enter into an agreement for the rehab portion of the project. Construction is estimated to begin in May 2010. Construction should be completed by December 2010.

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	40/44
# of Households benefitting	0	0	0	0/40	0/0	0/40

Activity Locations

Address	City	State	Zip
642 Gillette Blvd	San Antonio	NA	78221

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 - buyout of residential properties

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

12/01/2009

Projected End Date:

12/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,150,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$259,400.00	\$259,400.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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.
- It must be vacant for at least 90 days for single family properties.
- 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:

Activity Progress Narrative:

Three foreclosed properties are under contract for purchase and are expected to close in April. Homes will be rehabbed and resold to LMMI households.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/7
# of housing units	0	0	0	0/0	0/0	0/7
# of Households benefitting	0	0	0	0/0	0/7	0/7
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
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:

BCKT

Project Title:

Bucket Project

Projected Start Date:

12/01/2009

Projected End Date:

12/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$280,061.00
Total CDBG Program Funds Budgeted	N/A	\$280,061.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$44,550.00	\$44,550.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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:

Rehab on 3 foreclosed properties is expected to start in late April. When a property goes under contract to acquire, GMA will obligate the estimated rehab costs.

Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: Soft Second Mortgage 131000001829

Activity Title: Soft Second Mortgages

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

12/01/2009

Projected End Date:

12/30/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

Overall

Jan 1 thru Mar 31, 2010

To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Financing mechanism for NSP foreclosed properties.

- Maximum loan amount can not exceed \$23,000.
- The Interest Rate will range between 0% - 3% depending on % of income.
- The loan will be distributed by external affordable housing partners.
- The loan will be administered by the City and the loan repayment will be Program Income.

Less than 0% AMI

51% to 80% AMI

81% to 120% AMI

0% Interest Rate

1-3% Interest Rate

3% Interest Rate

Down-payment repayment obligations will begin immediately.

Down-payment assistance will be in the form of a low interest loan. The term will be based on the amount of funds provided in accordance with HUD Affordability Requirements.

Down-payment assistance will be in the form of a low interest loan. The term will be based on the amount of funds provided in accordance with HUD Affordability Requirements

Location Description:

1400 S. Flores Street San Antonio, Texas 78204

Activity Progress Narrative:

The Soft Second Mortgage Program will be serviced through the Housing and Neighborhood Services Department of the City of San Antonio. Soft 2nds in the amount up to \$23,000 will be set aside to those persons at or below 120% AMI who purchase an NSP single family foreclosed home. There has been no activity between January 1 and March 31, 2010. However three (3) homes are anticipated to be closed in April. Upon closing of these homes, soft second funds in the amount of \$69,000 will be obligated. When each participating foreclosed home is acquired, \$23,000 in soft 2nds will be obligated, however the final amount expended is based on the need of each homebuyer and will vary.

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	0/13
# of Households benefitting	0	0	0	0/0	0/13	0/13

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
