

Oct 1, 2009 thru Dec 31, 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 rolls. 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	10,625	10,625
Obligated CDBG DR Funds	-1,881,245	922,000
Expended CDBG DR Funds	-971,729.13	10,625
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	35.11
Minimum Non-Federal Match	0	0
Limit on Public Services	1,295,384.85	0
Limit on Admin/Planning	863,589.9	10,625
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 Neighborhood Stabilization Program has undergone some significant changes to its staff, program guidelines and target areas during the Quarter of October 1, 2009 to December 31, 2009. Corrections in the reporting from previous periods were necessary to accurately reflect closing dates and the changes in the program. GMA is anticipating substantial activity for the reporting period of the next Quarter beginning January 1, 2010 to March 31, 2010.

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	10,625	8,635,899	10,625

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
BCKT	Bucket Project	Administration 131000001798	NSP 1 Administration
		DPA 131000001831	Downpayment Assistance
		Homebuyer Counseling 131000001830	Homebuyer Education
		IDA 131000001795	Individual Development Accounts
		MF Acquisition 131000001827	Gillette Apartment Acquisition
		MF Redevelopment 131000001797	Sutton Homes Redevelopment
		MF Rehabilitation 131000001828	Gillette Apartment Rehabilitation
		SF Acquisition 131000001796	Single Family Acquisition
		SF Construction 131000001826	Single-Family Construction
		Soft Second Mortgage 131000001829	Soft Second Mortgages

Activities

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

	Oct 1 thru Dec 31, 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	10,625	10,625
Obligated CDBG DR Funds	0	622,000
Expended CDBG DR Funds	10,625	10,625
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 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:

Administrative funds for this period have paid for planning services by Department of Planning and Development Services in collecting and interpreting housing related data to revise our Target Area Maps. Administrative, draw downs for salaries are anticipated starting in January 2010

Activity Location:

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

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:

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

	Oct 1 thru Dec 31, 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	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	0/25
# of Households benefitting	0	0	0	0/0	0/25	0/25

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:

Down Payment Assistance Program will be serviced through the Housing and Neighborhood Services Department. DPA in the amount of \$12,000 will be made available to those persons at or below 120% who purchase an NSP single family foreclosed home. Program is anticipated starting in February 2010.

Activity Location:

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

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:
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

	Oct 1 thru Dec 31, 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		
	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 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:

Our non profit partners will be able to provide homebuyer education classes and pre/post purchase counseling with funds set aside for this activity.

Activity Location:

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

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:

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

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	100,000
Total CDBG Program Funds Budgeted	N/A	100,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	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	0/25
# of Households benefitting	0	0	0	0/0	0/25	0/25

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 will enter into an agreement with the Department of Community Initiatives to contribute \$4000 to individuals who purchase an NSP foreclosed

property. This amount will leverage an additional \$6000 towards the purchase of this home. Program is anticipate obligating \$100,000 in late January to create 25 accounts.

Activity Location:

Address	City	State	Zip
1325 N. Flores # 114	San Antonio	NA	78212

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:
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

	Oct 1 thru Dec 31, 2009	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	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	1/1
# of housing units	0	0	43	0/0	0/0	43/43
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	40	3	43	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 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	0/1
Total acquisition compensation to owners	0	0	0	0/0	0/0	0/0

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:

The Gillette Square Apartments are located at 642 Gillette Blvd in Target Area F. This funding will pay for the acquisition of the foreclosed apartment complex.

Activity Location:

Address	City	State	Zip
642 Gillette Blvd	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

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

	Oct 1 thru Dec 31, 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	-68,536.33	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	0/194
# of Households benefitting	0	0	0	3/186	0/8	3/194

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:

Funding for this project was executed in December 2009. \$68536.33 looks to have been entered in error by previous staff. No funds have been expended from this line item to date, so the -68,536.33 is to correct the amount expended. Funds will be expended on a reimbursement basis when the construction of the projects reaches the residential new construction phase. Currently the project is approximately 14% complete still in the clearance/demolition phase.

Activity Location:

Address	City	State	Zip
909 Runnels	San Antonio	NA	78208

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:
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

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	1,588,780.68
Total CDBG Program Funds Budgeted	N/A	1,588,780.68
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	-1,581,245	0
Expended CDBG DR Funds	-913,817.8	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	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 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:

The negative amount of \$913,817.80 is to reflect the actual expenditure which will take place in the Quarter ending 3/31/10. This expenditure was entered in error.

The amount obligated as -\$1,581,245.00 should also be entered in the Quarter ending 3/31/2010 to reflect the actual closing date.

GMA is anticipating that all funds will be obligated next quarter (likely in early February 2010) and the full amount expended and drawn during this time period as well.

Activity Location:

Address	City	State	Zip
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642 Gillette Blvd

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

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

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	1,877,764.17
Total CDBG Program Funds Budgeted	N/A	1,877,764.17
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	0/24

# of housing units	0	0	0	0/0	0/0	0/24
# of Households benefitting	0	0	0	0/0	0/24	0/24
# of Parcels acquired by condemnation	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:

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, $\leq 120\%$ 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 of foreclosed properties is anticipated to start in the Quarter ending 3/31/2010. Revised Target Areas and program guidelines had to be facilitated before our non profit partners could begin acquisition. Currently for non profit partners have been identified to work with this program. HCS, NHS of SA, SAAHC, and the George Gervin Youth Center.

Activity Location:

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

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
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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 End Date:

Projected Start Date: 12/30/2012
12/01/2009

National Objective:
NSP Only - LMMI

Responsible Organization:
City of San Antonio

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	600,000
Total CDBG Program Funds Budgeted	N/A	600,000
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	0/24
# 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 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:

This activity will support the rehabilitation and re-construction of foreclosed properties. Typically funds will be used after the acquisition of an NSP eligible property which is set to begin in the Quarter ending 3-31-2010

Activity Location:

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

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
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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:

Projected End Date:
12/30/2012

12/01/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of San Antonio

	Oct 1 thru Dec 31, 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 Properties	0	0	0	0/0	0/0	0/20
# of housing units	0	0	0	0/0	0/0	0/20
# of Households benefitting	0	0	0	0/0	0/20	0/20

Activity Description:

Financing mechanism for NSP foreclosed properties.

- Maximum loan amount can not exceed \$35,000.
- 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 City of San Antonio Office of GMA is working with Housing and Neighborhood Services Department to provide soft second loans to eligible homebuyers seeking the purchase of NSP identified foreclosed properties. Funds will be obligated at the time an eligible homebuyer is identified.

Activity Location:

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

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	