

# Action Plan

**Grantee:** San Antonio, TX

**Grant:** B-08-MN-48-0501

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<b>LOCCS Authorized Amount:</b>	\$ 8,635,899.00
<b>Grant Award Amount:</b>	\$ 8,635,899.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 5,628,784.73
<b>Total Budget:</b>	\$ 14,264,683.73

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## Funding Sources

Funding Source	Funding Type
Community Development Block Grant	Other Federal Funds

## Narratives

### Areas of Greatest Need:

The City of San Antonio has identified six (6) NSP Target Areas to include not only the high risk areas of foreclosure, but areas that have a high concentration of blighted and vacant properties with particular focus on the inner city. These revised target areas were developed with updated data sets in cooperation with the City's Office of Grants Monitoring and Administration, Planning Department and the Code Compliance Division to narrow down the areas of San Antonio that reflected the most need according to code violations, multifamily and single family foreclosure and vacant properties. The revision of the NSP target areas will assure that limited NSP resources are available to delegated areas of the city for an array of eligible NSP uses.

In March 2020, the City of San Antonio revised the NSP Target Areas to ensure areas of greatest need would be served by these funds. Available NSP funding will be used for acquisition/rehabilitation (Eligible Use B) and redevelopment (Eligible Use E). The City strategically selected the newly proposed NSP target areas by using a combined score of the city's census tracts that meet the following criteria: (1) Opportunity Zones or (2a) at least 10% concentration of residential properties built in 1960 or prior and (2b) at least 10% vacancy rate. A description of how these areas were selected is included in the documents attachment.

### Distribution and and Uses of Funds:

Target Area "A" - Many of the foreclosures in this area are older housing stock and have a high rate of code violations. The amount of rehabilitation will be



significant. There are also high concentrations of multifamily foreclosures in this target area especially north of downtown between HWY 281 and IH-10 south of Basse Rd. Strategies to stabilize this area will include acquisition, rehabilitation, and resale of foreclosed single family homes and rehabilitation of foreclosed multifamily units. A few of the units may be substandard and demolition may be required. To expedite resale, the City of San Antonio will provide incentives to homebuyers for downpayment assistance, soft second loans, IDA's and other financing mechanisms. In cases where the abandoned substandard lots are not buildable, the properties maybe purchased and transferred to adjacent homeowners so they will be maintained and placed back on the tax rolls. Target Area "B" Needs – Many of the foreclosed properties in this target area are newer housing stock. They will require less substantial rehabilitation. Strategies to stabilize this area will include acquisition, rehabilitation, and resale of foreclosed single family homes and rehabilitation of foreclosed multifamily units. To expedite resale, the City of San Antonio will provide incentives to homebuyers for down payment assistance, soft second loans, IDA's and other financing mechanisms. Target Area "C" Needs – The single family foreclosure units in area "C" are a higher percentage of older homes. The area also has a high concentration of vacant and blighted properties scattered throughout. Strategies to stabilize this area will include acquisition, rehabilitation, and resale of foreclosed single family homes and rehabilitation of foreclosed multifamily units. To expedite resale, the City of San Antonio will provide incentives to homebuyers for down payment assistance, soft second loans, IDA's and other financing mechanisms. In cases where the abandoned substandard lots are not buildable, the properties maybe purchased and transferred to adjacent homeowners so they will be maintained and placed back on the tax rolls. Target Area "D" Needs - This target area has a high concentration of SF/MF foreclosures, blighted properties, and vacant properties. NSP funds will be focused on the redevelopment of the Sutton Homes property as well as strategies to acquire, rehabilitate, and resell foreclosed single family homes. To expedite resale, the City of San Antonio will provide incentives to homebuyers for downpayment assistance. Target Area "E" Needs – Area "E" contains a mixture of newly developed subdivisions and older established neighborhoods. The rehabilitation needs will range from minor to substantial. In some cases, demolition will be necessary and new construction will be necessary to help maintain the residential integrity of the neighborhood. This area also has high concentrations of foreclosed multifamily units. Strategies to stabilize this area will include acquisition, rehabilitation, and resale of foreclosed single family homes and rehabilitation of foreclosed multifamily units. To expedite resale, the City of San Antonio will provide incentives to homebuyers for downpayment assistance, soft second loans, IDA's and other financing mechanisms. In cases where the abandoned substandard lots are not buildable, the properties maybe purchased and transferred to adjacent homeowners so they will be maintained and placed back on the tax rolls. Target Area "F" - This target area contains a mixture of newly developed subdivisions and older established neighborhoods. The rehabilitation needs will range from minor to substantial.

#### Substantial Amendment to Action Plan - March 2020

City council approved an amendment to the NSP Target Areas in March 2020. The City intends on utilizing available NSP funding for acquisition/rehabilitation (Eligible Use B) and redevelopment (Eligible Use E). The City strategically selected the

newly proposed NSP target areas by using a combined score of the city’s census tracts that meet the following criteria: (1) Opportunity Zones or (2a) at least 10% concentration of residential properties built in 1960 or prior and (2b) at least 10% vacancy rate. The City issued a Request for Applications (RFA) for NSP funding in the amount of \$950,000 to develop 19 infill lots into affordable homeownership housing in the newly-proposed NSP target areas located in Council Districts 1 through 5. Staff received 2 applications and recommends a total of \$700,000 in NSP funding for Neighborhood Housing Services of San Antonio, Inc. (NHSSA) for the development of 14 affordable (infill) homeownership housing units for households at or below 120% of AMI. These units will be located in the newly-proposed target areas in Council Districts 1-5. NHSSA scored 60 out of 70 points and is ranked first. NHSSA has over a 30 year history of building and rehabilitating homeownership housing in San Antonio. NHSSA has an extensive pipeline of clients who utilize their housing counseling and homebuyer education programs. Although the properties have not yet been identified, NHSSA will be selecting properties that will result in sales price of about \$155,000 and provide financing options resulting in a monthly house payment of about \$1,100 to \$1,250, including property taxes and insurance.

WestCare Texas (WT) scored 50 out of 70 points and is ranked second. Although WT was originally recommended for funding, the original project application as proposed by WT has changed and staff is working on possible options to move forward. This funding recommendation will be considered at a later date.

**Definitions and Descriptions:**

**Low Income Targeting:**

Per the NSP grant requirements, the City must maintain a 25% Set-Aside to assist persons at or below 50% of the Area Median Income. The 25% set aside rule is based on the sum of entitlement and program income received. The City has ensured meeting this requirements through multi-family acquisition and rehabilitation and through redevelopment efforts.

**Acquisition and Relocation:**

**Public Comment:**

The City received no public comments during the substantial amendment to the Action Plan approved by City Council.

**Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title
131000001796	SF Acquisition	SF Acquisition 131000001796	Single Family Acquisition
131000001797	NSP Redevelopment	MF Redevelopment 131000001797	Sutton Homes Redevelopment
131000001798	Administration	Administration 131000001798	NSP 1 Administration
131000001826	NSP SF Construction	SF Construction 131000001826	Single-Family Construction
131000001827	NSP MF Acquisition	MF Acquisition 131000001827	Gillette Apartment Acquisition
131000001828	NSP MF Rehabilitation	MF Rehabilitation 131000001828	Gillette Apartment Rehabilitation
131000001831	NSP Downpayment Assistance	DPA 131000001831	Down Payment Assistance



131000001835	NSP 1 Cevallos Street	131000001835	Cevallos Street Lofts - 131000001835
131000001836	NSP Construction Loan Guarentee	131000001836	Tierra Del Sol Construction Loan Guarantees
131000002115	Homebuyer Assistance Program	131000002115	Homebuyer Assistance Program
131000002201	Wheatley Acquisition and Infill	131000002201	EastPoint Infill and Rehab Housing Program
131000002202	NSP Land Bank	131000002202	SAAH Land Bank
		131000002202PI	NSP Land Bank Program Income
131000002270	Oscar Eason Redevelopment	131000002270	Oscar Eason Redevelopment
157000000070	Cross Timber	23-R1804120070	Cross Timber Homes
157000000071	NSP Monitoring & Administration	23-R1804120071	NSP Monitoring and Administration
157000000225	NHSSA Single Family Infill Housing	157000000225	NHSSA Single Family Infill Housing
9999	Restricted Balance		<i>No activities in this project</i>



# Activities

**Project # / 131000001796 / SF Acquisition**

**Grantee Activity Number: SF Acquisition 131000001796**  
**Activity Title: Single Family Acquisition**

**Activity Type:**

Acquisition - general

**Project Number:**

131000001796

**Projected Start Date:**

12/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

SF Acquisition

**Projected End Date:**

12/30/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,936,607.88

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,936,607.88

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
25		25	100.00
25		25	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

25

# of Housing Units

25

Total acquisition compensation to owners

# of Parcels acquired by condemnation

# of Properties

25



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of San Antonio

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of San Antonio	Unknown	\$ 1,936,607.88
Funding Source Name	Matching Funds	Funding Amount
Community Development Block Grant	No	\$ 0.00

**Location Description:**

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

**Activity Description:**

For single family homes and multi-family residential properties that are abandoned or foreclosed, this eligible activity will require compliance with four sets of requirements: acquisition, rehabilitation, resale (SF Only), and affordability.

As above, HUD interprets “homes” as any type of permanent residential dwelling unit, including detached single family structures, townhouses, condominium units, multifamily rental apartments (covering the entire property), and manufactured homes where treated under state law as real estate (not as personal property). The NSP Notice defines “abandoned” and “foreclosed” (see excerpts below).

“Residential properties” includes all of the above plus vacant land that is currently designated for residential use, e.g. through zoning.

**Acquisition Requirements**

- Written approval to purchase the home must be confirmed in writing by GMA
- Prior to Acquisition, the home must have a GMA approve Site Specific Environmental review of the property.
- Properties older than 50 years must receive clearance from the State Historic Preservation Office (minimum 30 day turnaround).
- Maximum purchase price can not exceed \$160,000 for Single Family Homes.
- Appraisals – Must be completed within 60 days prior to purchase.
- The purchase price must be at a 15% discount from appraisal.
- The title must be transferred to the affordable housing partner.
- Payment must be made directly from the City to the seller (bank).

- The number of NSP affordable housing units made available to low-, moderate-, and middle-income households for example, 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number: MF Redevelopment 131000001797**  
**Activity Title: Sutton Homes Redevelopment**

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 131000001797

**Projected Start Date:**  
 12/16/2009

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed

**Project Title:**  
 NSP Redevelopment

**Projected End Date:**  
 09/30/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,500,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,500,000.00

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Renter Households</b>	194	186	8	100.00
<b># of Households</b>	194	186	8	100.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Multifamily Units</b>	194
<b># of Housing Units</b>	194
<b>#Units with bus/rail access</b>	194

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of San Antonio

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
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**Location Description:**

2818 Panam Expressway, San Antonio, TX. IH-35 at the Walters Exit.

**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.

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / 131000001798 / Administration**

**Grantee Activity Number:** Administration 131000001798  
**Activity Title:** NSP 1 Administration

**Activity Type:**

Administration

**Project Number:**

131000001798

**Projected Start Date:**

05/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Activity Status:**

Completed

**Project Title:**

Administration

**Projected End Date:**

12/30/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 677,413.83

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 677,413.83

**Benefit Report Type:**

NA



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of San Antonio

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of San Antonio

**Organization Type**

Unknown

**Proposed Budget**

\$ 677,413.83

**Location Description:**

1400 S. Flores Street, San Antonio, Texas 78204

**Activity Description:**

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

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / 131000001826 / NSP SF Construction**

**Grantee Activity Number:** SF Construction 131000001826

**Activity Title:** Single-Family Construction

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Completed

**Project Number:**

131000001826

**Project Title:**

NSP SF Construction

**Projected Start Date:**

12/01/2009

**Projected End Date:**

12/30/2012

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**



**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

NA

**Activity Draw Block Date by HUD:**

<b>Total Budget:</b>	\$ 432,859.13
<b>Most Impacted and Distressed Budget:</b>	\$ 0.00
<b>Other Funds:</b>	\$ 0.00
<b>Total Funds:</b>	\$ 432,859.13

**Proposed Accomplishments**

#Units with bus/rail access

# of Properties

**Total**

25

25

**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

City of San Antonio

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of San Antonio

**Organization Type**

Unknown

**Proposed Budget**

\$ 432,859.13

**Funding Source Name**

Community Development Block Grant

**Matching Funds**

No

**Funding Amount**

\$ 0.00

**Location Description:**

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

**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.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Project # / 131000001827 / NSP MF Acquisition**

**Grantee Activity Number:** MF Acquisition 131000001827  
**Activity Title:** Gillette Apartment Acquisition

**Activity Type:**  
Acquisition - general

**Project Number:**  
131000001827

**Projected Start Date:**  
07/31/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Completed

**Project Title:**  
NSP MF Acquisition

**Projected End Date:**  
09/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 982,354.15

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 982,354.15



<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	43	40	3	100.00
# of Households	43	40	3	100.00
# of Permanent Jobs Created				0.0

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Multifamily Units	43
# of Housing Units	43
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of San Antonio

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of San Antonio	Unknown	\$ 982,354.15

**Location Description:**

642 Gillette, San Antonio TX 78221

**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.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number: MF Rehabilitation 131000001828**  
**Activity Title: Gillette Apartment Rehabilitation**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 131000001828

**Projected Start Date:**  
 02/01/2010

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed

**Project Title:**  
 NSP MF Rehabilitation

**Projected End Date:**  
 12/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,535,483.70  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,535,483.70

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	40	40		100.00
# of Households	40	40		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	44
# of Housing Units	44
# ELI Households (0-30% AMI)	
# of Properties	1



**Activity is being carried out by**

No

**Activity is being carried out through:****Organization carrying out Activity:**

City of San Antonio

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of San Antonio

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,535,483.70

**Location Description:**

642 Gillette, San Antonio TX 78221

**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.

**Environmental Assessment:** COMPLETED**Environmental** None**Project # / 131000001831 / NSP Downpayment Assistance****Grantee Activity Number:** DPA 131000001831**Activity Title:** Down Payment Assistance**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

131000001831

**Projected Start Date:**

12/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:****Activity Status:**

Completed

**Project Title:**

NSP Downpayment Assistance

**Projected End Date:**

12/30/2012

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:**

\$ 23,308.50



Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Most Impacted and Distressed Budget:**

\$ 0.00

**Other Funds:**

\$ 0.00

**Total Funds:**

\$ 23,308.50

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
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2 2 100.00

# of Households

2 2 100.00

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of San Antonio

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of San Antonio

**Organization Type**

Unknown

**Proposed Budget**

\$ 23,308.50

**Location Description:**

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

**Activity Description:**

Homebuyer Assistance Program (HAP):

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

**Environmental Assessment:** COMPLETED

**Environmental** None



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

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 131000001835

**Projected Start Date:**  
 04/06/2010

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 NA

**Activity Status:**  
 Completed

**Project Title:**  
 NSP 1 Cevallos Street

**Projected End Date:**  
 12/30/2010

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,000,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 1,000,000.00

**Proposed Accomplishments**

#Units with bus/rail access

**Total**

252

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of San Antonio

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of San Antonio

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,000,000.00

**Location Description:**

301 East Cevallos St, San Antonio, Texas 78204



**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.

**Environmental Assessment:** COMPLETED

**Environmental:** None

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**Project # / 131000001836 / NSP Construction Loan Guarantee**

**Grantee Activity Number:** 131000001836  
**Activity Title:** Tierra Del Sol Construction Loan Guarantees

**Activity Type:**

Construction of new housing

**Project Number:**

131000001836

**Projected Start Date:**

04/12/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

NSP Construction Loan Guarantee

**Projected End Date:**

12/30/2011

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 42,950.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 42,950.00



<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	3		3	100.00
# of Households	3		3	100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	3
# of Housing Units	3
#Units with bus/rail access	3

**Activity is being carried out by**  
No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
City of San Antonio

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of San Antonio	Unknown	\$ 132,950.00

**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 Description:**

\$132,950.00 in NSP Funds will specifically be used to fund a construction loan guarantee fund to spur construction of 3 single family units at the Tierra Del Sol Affordable Showcase of Homes project. Loan Guarantees will be up to 50% of the construction loan provided by the lender to the builder and will require a .05% origination fee payable at the issuance of the loan guarantee. Upon construction completion and sale of the home, the funds remaining in loan guarantee will be released back to the City of San Antonio's Neighborhood Stabilization Program in the form of Program Income.

**Environmental Assessment:** EXEMPT

**Environmental:** None

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**Project # / 13100002115 / Homebuyer Assistance Program**

**Grantee Activity Number: 13100002115**



**Activity Title: Homebuyer Assistance Program**

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

131000002115

**Projected Start Date:**

12/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Homebuyer Assistance Program

**Projected End Date:**

09/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 93,203.83

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 93,203.83

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of San Antonio

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of San Antonio

**Organization Type**

Unknown

**Proposed Budget**

\$ 93,203.83

**Location Description:**

Activity is limited to NSP Eligible Target Areas

**Activity Description:**

Providing up to 50% in required down payment assistance plus eligible closing costs to eligible homebuyers purchasing an NSP assisted property.



Environmental Assessment: COMPLETED

Environmental None

**Project # / 131000002201 / Wheatley Acquisition and Infill Housing**

**Grantee Activity Number: 131000002201**  
**Activity Title: EastPoint Infill and Rehab Housing Program**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
131000002201

**Projected Start Date:**  
12/13/2016

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Cancelled  
**Project Title:**  
Wheatley Acquisition and Infill Housing  
**Projected End Date:**  
12/30/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Owner Households</b>	2		2	100.00
<b># of Households</b>	2		2	100.00

**Proposed Accomplishments** **Total**



# of Singlefamily Units	2
# of Housing Units	2
# of Properties	2

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

San Antonio Housing Authority

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
San Antonio Housing Authority	Non-Profit	\$ 0.00

**Location Description:**

1714 Burnet, San Antonio, Texas  
 1718 Burnet, San Antonio, Texas

**Activity Description:**

Construction and sale of two houses on identified lots in the Wheatley target area for the purpose of infill development. SAHA will be responsible for selling the houses to qualified homebuyers and ensure affordability requirements are met through the affordability period.

This project has been cancelled.

The EastPoint Infill and Construction Program contract was executed December 14, 2016. Two homes were to be built on vacant lots at 1533 and 1535 Hays already acquired by SAHA. Upon construction of the homes, they were to be sold to low income households earning less than 120% AMI.

Progress on this project was slow as SAHA had to procure a builder. Initially, the bid process was to include procurement of a builder for the two homes. However, because SAHA purchased other properties and negotiating to purchase more, the RFP was delayed until November 2017 to include all properties acquired. In October 2017, SAHA informed GMA that the two lots for homes to be built on were changed from 1533 and 1535 Hays to 1714 and 1718 Burnett.

As of January 2018, the RFP had not been released due to ongoing negotiations to acquire additional properties. SAHA decided to move forward with procurement and set a new release date of February 28, 2018. The organization experienced difficulty in receiving a response to their RFP and in August 2018 requested GMA's assistance in supplying them with builders that may be interested in completing the RFP. Several builders were provided to them by GMA and other divisions within the Department of Neighborhood and Housing Services. In September 2018, SAHA made another request for builders as they were still having difficulty procuring a builder. It was at this time that they were considering terminating the contract as it was to expire on December 31, 2018.

On October 17, 2018, SAHA sent an email to the City requesting to terminate the agreement.

The City allowed the agreement to expire on December 31, 2018.

Total Project Budget: \$363,298.74

Total Expended: \$36,333.18 – Environmental costs – (50% of costs). This amount to be moved from this activity. Once this is completed, this activity status will change



to cancelled.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Project # / 131000002202 / NSP Land Bank**

**Grantee Activity Number:** 131000002202  
**Activity Title:** SAAH Land Bank

**Activity Type:**  
Land Banking - Acquisition (NSP Only)

**Project Number:**  
131000002202

**Projected Start Date:**  
05/17/2013

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
Area Benefit (Census)

**Activity Status:**  
Under Way

**Project Title:**  
NSP Land Bank

**Projected End Date:**  
12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,240,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,240,000.00

**Proposed Accomplishments**

**# of Singlefamily Units**

**Total**

12



# of Housing Units 12

# of Properties 12

LMI%: 42.9

Activity is being carried out by

Activity is being carried out through:

No

Organization carrying out Activity:

San Antonio Affordable Housing Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
San Antonio Affordable Housing Inc.	Non-Profit	\$ 1,240,000.00

Location Description:

Land Bank will operate within the NSP Target Areas

Activity Description:

Land Bank will acquire foreclosed residential lots.

Environmental Assessment: COMPLETED

Environmental None



**Grantee Activity Number: 13100002202PI**  
**Activity Title: NSP Land Bank Program Income**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 13100002202

**Projected Start Date:**  
 11/19/2015

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
 Under Way

**Project Title:**  
 NSP Land Bank

**Projected End Date:**  
 12/29/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,850,131.60

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 2,850,131.60

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5	2	3	100.00
# of Households	5	2	3	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
# of Properties	5

**Activity is being carried out by**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 San Antonio Affordable Housing Inc.

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
San Antonio Affordable Housing Inc.	Non-Profit	\$ 2,850,131.60

**Location Description:**

TBD

**Activity Description:**

TBD

**Environmental Assessment:** COMPLETED

**Environmental** None

**Project # / 131000002270 / Oscar Eason Redevelopment**

**Grantee Activity Number:** 131000002270  
**Activity Title:** Oscar Eason Redevelopment

**Activity Type:**  
Construction of new housing

**Project Number:**  
131000002270

**Projected Start Date:**  
08/01/2014

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Under Way  
**Project Title:**  
Oscar Eason Redevelopment  
**Projected End Date:**  
12/31/2020

**Project Draw Block Date by HUD:**  
  
**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 700,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 700,000.00

**Proposed Beneficiaries** **Total** **Low** **Mod** **Low/Mod%**



# Renter Households	33	33	100.00
# of Households	33	33	100.00

Proposed Accomplishments	Total
# of Multifamily Units	33
# of Housing Units	33
#Units with bus/rail access	33

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Merced Housing of Texas

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Merced Housing of Texas	Non-Profit	\$ 510,000.00

**Location Description:**

The Oscar Eason Apartments is located at 1602 E. Commerce within the Denver Heights Neighborhood in City Council District 2.

**Activity Description:**

The Oscar Eason Apartments is 33-unit apartment redevelopment project located at 1602 E. Commerce within the Denver Heights Neighborhood in City Council District 2. The affordable housing complex will provide 32 one-bedroom units and one two bedroom unit as well as a basement level parking garage for seniors who are at or below 50% AMI. The project will participate in the U.S. Department of Housing and Urban Development's 202 Supportive Housing for the Elderly Program. The units will include handicap-accessible features and provide for supportive services in order to assist seniors with independent living. The proposed project will involve the demolition and redevelopment of a blighted structure

**Environmental Assessment:** UNDERWAY

**Environmental** None

**Project # / 157000000070 / Cross Timber**

**Grantee Activity Number: 23-R1804120070**

**Activity Title: Cross Timber Homes**



**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
157000000070

**Projected Start Date:**  
12/14/2018

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
Under Way

**Project Title:**  
Cross Timber

**Projected End Date:**  
12/14/2021

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 455,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 455,000.00

**Benefit Report Type:**  
Direct (Households)

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	27			0.00
# of Households	27			0.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	27
# of Housing Units	27

**Activity is being carried out by**  
No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
City of San Antonio

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of San Antonio	Unknown	\$ 455,000.00



**Location Description:**

The acquisition and improvement of vacant land must be located within the NSP Target Areas.

**Activity Description:**

Cross Timber Homes will purchase and install infrastructure for 27 houses. Two to four houses will be complete and sold to qualifies with project completion by December 2021.

**Environmental Assessment:** UNDERWAY

**Environmental** None

**Project # / 15700000071 / NSP Monitoring & Administration**

**Grantee Activity Number:** 23-R1804120071  
**Activity Title:** NSP Monitoring and Administration

**Activity Type:**

Administration

**Project Number:**

15700000071

**Projected Start Date:**

04/01/2018

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

NSP Monitoring & Administration

**Projected End Date:**

12/31/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 10,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 10,000.00



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of San Antonio

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of San Antonio	Unknown	\$ 10,000.00

**Location Description:**

1400 S. Flores, San Antonio, Texas 78204

**Activity Description:**

Monitoring and administration of the NSP program including salaries of staff working on NSP activities.

**Environmental Assessment:** EXEMPT

**Environmental** None

**Project # / 15700000225 / NHSSA Single Family Infill Housing**

**Grantee Activity Number:** 15700000225  
**Activity Title:** NHSSA Single Family Infill Housing

**Activity Type:**  
Construction of new housing

**Project Number:**  
15700000225

**Projected Start Date:**  
09/30/2020

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**

**Activity Status:**  
Planned

**Project Title:**  
NHSSA Single Family Infill Housing

**Projected End Date:**  
12/30/2022

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**



Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

<b>Total Budget:</b>	\$ 700,000.00
<b>Most Impacted and Distressed Budget:</b>	\$ 700,000.00
<b>Other Funds:</b>	\$ 0.00
<b>Total Funds:</b>	\$ 700,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households				0.0
# Owner Households	14		14	100.00
# of Households	14		14	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	14
# of Multifamily Units	
# of Housing Units	14
# of Elevated Structures	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units $\geq$ other green	
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of San Antonio

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of San Antonio	Unknown	\$ 700,000.00



**Location Description:**

**Activity Description:**

Neighborhood Housing Services of San Antonio, Inc. (NHSSA) was awarded \$700,000 in NSP funding for the development of 14 affordable (infill) homeownership housing units for households at or below 120% of AMI. These units will be located in the newly-proposed target areas in Council Districts 1-5. NHSSA has over a 30 year history of building and rehabilitating homeownership housing in San Antonio. NHSSA has an extensive pipeline of clients who utilize their housing counseling and homebuyer education programs. Although the properties have not yet been identified, NHSSA will be selecting properties that will result in sales price of about \$155,000 and provide financing options resulting in a monthly house payment of about \$1,100 to \$1,250, including property taxes and insurance.

**Environmental Assessment:** UNDERWAY

**Environmental** None

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**Action Plan Comments:**



- Rios, David The City has several flags that were identified in the review process. Please Enter a comment in each flag regarding the reason for this flag. If you cannot resolve the flag then enter a brief comment explaining why the flag could not be resolved and a proposed timeline for resolution.
- Rios, David The City has several flags that were identified in the review process. Please Enter a comment in each flag regarding the reason for this flag. If you cannot resolve the flag then enter a brief comment explaining why the flag could not be resolved and a proposed timeline for resolution. January 31, 2019 Review Comment: This Action plan was originally rejected December 13, 2018. The reason it was rejected was because it contained several flags. We required the City to enter a comment regarding the reason for each flag. If the flag could not be resolved then the City was required to enter a brief comment explaining why the flag could not be resolved and a proposed timeline for resolution. This Action Plan Version shows that these flags still remain and no comments were provided. Additionally, since December 13, 2019 it looks like the system has generated additional new flags that will need the same actions/comments as previous flags. As a result this Action plan is rejected to allow the City to address all the flags identified in the Action Plan.
- Rios, David The City has several flags that were identified in the review process. Please Enter a comment in each flag regarding the reason for this flag. If you cannot resolve the flag then enter a brief comment explaining why the flag could not be resolved and a proposed timeline for resolution. January 31, 2019 Review Comment: This Action plan was originally rejected December 13, 2018. The reason it was rejected was because it contained several flags. We required the City to enter a comment regarding the reason for each flag. If the flag could not be resolved then the City was required to enter a brief comment explaining why the flag could not be resolved and a proposed timeline for resolution. This Action Plan Version shows that these flags still remain and no comments were provided. Additionally, since December 13, 2019 it looks like the system has generated additional new flags that will need the same actions/comments as previous flags. As a result this Action plan is rejected to allow the City to address all the flags identified in the Action Plan. Feb 1, 2019 review Comments: Grantee has made necessary adjustments to flagged items and has commented properly on those items that are flagged with anticipated dates for those flags to be resolved.
- Rios, David Upon initial review of plan, HUD Reviewer (David Rios) noticed that there were no changes from previously approved action plan. HUD Reviewer contacted NSP Grantee (Patricia Santa Cruz) on May 7, 2019 and confirmed that the Action Plan had no changes and was submitted accidentally. No further review is required.
- Rios, David The City was contacted on October 31, 2019. The City was informed that they have one activity that continues to have a flag attached to it. The City was informed that the Plan would not be approved until such time as they clear the flag or received guidance from Help Desk that Flag cannot be removed. If this is the case, the Grantee will need to provide comments from help desk in the Flagging remarks section
- Rios, David The City was contacted on October 31, 2019. The City was informed that they have one activity that continues to have a flag attached to it. The City was informed that the Plan would not be approved until such time as they clear the flag or received guidance from Help Desk that Flag cannot be removed. If this is the case, the Grantee will need to provide comments from help desk in the Flagging remarks section

## Action Plan History

Version	Date
B-08-MN-48-0501 AP#1	09/08/2010
B-08-MN-48-0501 AP#2	02/01/2011
B-08-MN-48-0501 AP#3	03/14/2012
B-08-MN-48-0501 AP#4	07/30/2013



B-08-MN-48-0501 AP#5	01/28/2014
B-08-MN-48-0501 AP#6	05/01/2014
B-08-MN-48-0501 AP#7	11/19/2014
B-08-MN-48-0501 AP#8	09/23/2015
B-08-MN-48-0501 AP#9	02/07/2018
B-08-MN-48-0501 AP#10	02/14/2018
B-08-MN-48-0501 AP#11	02/01/2019
B-08-MN-48-0501 AP#12	05/07/2019
B-08-MN-48-0501 AP#13	08/20/2019
B-08-MN-48-0501 AP#14	01/30/2020
B-08-MN-48-0501 AP#15	08/27/2020
B-08-MN-48-0501 AP#16	08/28/2020

