

**Grantee: San Antonio, TX**

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

**April 1, 2009 thru June 30, 2009 Performance Report**

**Grant Number:**

B-08-MN-48-0501

**Obligation Date:****Grantee Name:**

San Antonio, TX

**Award Date:****Grant Amount:**

\$8,635,899.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**Submitted By:**

No Submitter Found

## Disasters:

### Declaration Number

NSP

## Plan Description:

The San Antonio Neighborhood Stabilization Program design identifies five target areas for program implementation. The areas selected are areas with the highest concentrations of foreclosed upon and abandoned properties. Target area A is located in the far northwestern quadrant of the city. Target area B is located in the west and northwest area of the city but inside Loop 410. Area B also includes a portion of the inner city targeted for revitalization in several planning studies. Area C located in the northeast quadrant of the city outside Loop 410. The geographic boundaries include the following census tracts. Its proximity to Fort Sam Houston Military Base makes it an ideal location to provide support-housing opportunities. This will help accommodate the increase in Fort Sam personnel scheduled to arrive over the next 4 years. Area D is located in the southeastern quadrant of the city. This area is defined by the following census tract block groups. The entire area is inside Loop 410 and much of the area is just east or south of downtown. Area E is located in the southwest quadrant of the city inside Loop 410. The eastern portion of this area is near Palo Alto Community College and the western section is just south of the Port San Antonio Authority property. The boundaries include the following census tract block groups.

## Recovery Needs:

**Target Area A Needs** - Due to the high instance of foreclosures in this area, the program strategies will include acquisition of foreclosed upon and abandoned houses, rehabilitation of foreclosed and abandoned houses and the use of any combination of the financing tools described in this report necessary to provide assistance to potential homeowners. This also includes working with non-profit organizations to either carry out the acquisition/rehabilitation for sale process and, to hold property to support a lease purchase program.

**Target area B** - Many of the units available in this sector are older and in need of substantial repair. Strategies will include acquisition and rehabilitation of foreclosed and abandoned houses for sale or for lease purchase. A few of the units may be substandard and demolition may be required. Also, there are several vacant and abandoned lots scattered throughout this area. In order to help revitalize this area, the City will provide incentives for new construction by making downpayment assistance and soft second loans available to potential homebuyers. In cases where the abandoned substandard lots are not buildable, the city will purchase and transfer ownership of the lots to adjacent homeowners so they will be maintained and placed back on the tax roles.

**Target Area C Needs** Many of the foreclosed units in area C are relatively new. They will require minor rehabilitation. The program strategy is to acquire and rehabilitate foreclosed and abandoned houses for resale. Fort Sam Houston is nearby, and the federal government plans to expand both military and civilian personnel assigned to this base. This area will make an excellent potential home sight to families that wish to live within an easy drive to Fort Sam Houston. This demand will be addressed through a partnership with local non-profits. They will acquire and rehabilitate houses for sale to help meet the demand for decent housing in the area.

**Target Area D Needs** The houses in area D are also older units. There are several vacant lots scattered throughout this area as well. This area will require acquisition and rehabilitation of foreclosed and abandoned

houses for sale or lease purchase. Much like in area B, the housing stock in the area will be acquired and rehabilitated and (if necessary) moved to vacant lots.

**Target Area E Needs** Area E contains a mixture of newly developed subdivisions and older established neighborhoods. The rehabilitation needs will range from minor to substantial. In some cases, demolition will be necessary and new construction will be necessary to help maintain the residential integrity of the neighborhood. This area will be a prime candidate for the City of San Antonio's lease purchase program.

#### Multi-Family Strategy

In the case of abandoned or foreclosed multi-family projects, NSP funds may be used to help complete the project. A proportionate share of the units will be required to be affordable to persons at or below the 120% Median Family Income for San Antonio for a period of not less than ten years.

Multi-family projects developed in partnership with the San Antonio Housing Authority that contain Public Housing set-aside units, may be assisted with NSP funds.

All multi-family projects assisted with NSP funds must be consistent with HUD maximum unit subsidy requirements.

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$8,635,899.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$8,635,899.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$982,354.13	\$982,354.13
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Progress Toward Required Numeric Targets

Requirement	Required	To Date
<b>Minimum Overall Benefit Percentage</b>	\$99.99	\$6.82
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,295,384.85	\$0.00
<b>Limit on Admin/Planning</b>	\$863,589.90	\$0.00
<b>Limit on State Admin</b>	\$0.00	\$0.00

### Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

### Overall Progress Narrative:

The City of San Antonio has hired three additional staff members in the Office of Grants Monitoring and Administration's Fiscal Operations Division. These three staff members will review and approve requests for reimbursement from subrecipients working on the NSP. The City of San Antonio has acquired a foreclosed

Multifamily rental property. The activity will include rehabilitation of 43 low and moderate income units. This activity will also produce 40 units that are set-aside for households whose income is at or below 50% of San Antonio's AMI, assisting in meeting the 25% deep income targeting requirement.

## Project Summary

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

## Activities

**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**

**Apr 1 thru Jun 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$300,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

**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**

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

**Grantee Activity Number:** MF Redevelopment 131000001797

**Activity Title:** Sutton Homes Redevelopment

### Activity Category:

Construction of new replacement housing

### Project Number:

BCKT

### Projected Start Date:

12/16/2009

### National Objective:

NSP Only - LMMI

### Activity Status:

Under Way

### Project Title:

Bucket Project

### Projected End Date:

09/30/2012

### Responsible Organization:

City of San Antonio

## Overall

## Apr 1 thru Jun 30, 2009

## 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	\$0.00	\$0.00
Expended CDBG DR Funds	\$68,536.33	\$68,536.33
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:

Acquisition of 43-unit foreclosed apartment complex. 40 units were set-aside to benefit household below 50% San Antonio AMI; remaining 3 units will benefit low income households between 50% and 80% AMI.

## Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	3	0	3	3/186	0/8	3/194

## 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 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

#### Apr 1 thru Jun 30, 2009

#### To Date

<b>Total Projected Budget from All Sources</b>	N/A	\$1,588,780.68
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,588,780.68
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$913,817.80	\$913,817.80
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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% AMI.

#### Location Description:

642 Gillette, San Antonio TX 78221

#### Activity Progress Narrative:

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

#### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Properties</b>	0	0	1	0/0	0/0	1/1
<b># of housing units</b>	0	0	40	0/0	0/0	40/44

## Activity Locations

Address	City	State	Zip
642 Gillette	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	

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