

Grantee: San Antonio, TX

Grant: B-08-MN-48-0501

April 1, 2020 thru June 30, 2020 Performance Report

Grant Number: B-08-MN-48-0501	Obligation Date:	Award Date:
Grantee Name: San Antonio, TX	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$8,635,899.00	Grant Status: Active	QPR Contact: PATRICIA SANTA CRUZ
LOCCS Authorized Amount: \$8,635,899.00	Estimated PI/RL Funds: \$5,628,784.73	
Total Budget: \$14,264,683.73		

Disasters:

Declaration Number

NSP

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 homebuyer

Acquisition and Relocation:

Distribution and and Uses of Funds:

s 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.

Public Comment:

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$14,179,312.62
Total Budget	\$0.00	\$14,179,312.62
Total Obligated	\$0.00	\$13,117,947.38
Total Funds Drawdown	\$49,124.06	\$13,209,137.64
Program Funds Drawdown	\$0.00	\$7,734,831.64
Program Income Drawdown	\$49,124.06	\$5,474,306.00
Program Income Received	\$3,218.47	\$5,537,442.34
Total Funds Expended	\$0.00	\$10,371,018.34
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$26,007.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$26,007.00
Limit on Public Services	\$1,295,384.85	\$0.00
Limit on Admin/Planning	\$863,589.90	\$675,446.05
Limit on Admin	\$0.00	\$675,446.05
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$700,000.00
Progress towards LH25 Requirement	\$3,566,170.93	\$3,147,837.85

Overall Progress Narrative:

Cross Timber Homes and NSP Land Bank are progressing towards completion. Oscar Eason is still in litigation for water intrusion issues but contract has been extended as Merced, HUD, and contractors seek to resolve this issue. A detailed description of the issue is noted in the activity progress narrative. The City conducted a Request for Proposals process to identify projects to fund with the accumulated NSP PI and as a result reprogrammed Program Income funds in the amount of \$950,000 to develop 19 units in the newly proposed NSP Target Areas. In March, City Council approved the NSP Target Areas and reprogramming of \$700,000 in NSP Program Income funds to Neighborhood Housing Services of San Antonio Single Family Infill project. NHSSA will develop 14 single family housing units for homeownership in the new NSP Target Areas to be sold to families with incomes at or below 120% AMI. This project has been added to the Action Plan. The City has another \$250,000 in Program Income available to award to West Care Texas (the second respondent) once they can identify a



developer/partner for their proposed 5 housing units. If they are unable to proceed with their proposed project, the City will re-issue another RFA for these available funds. The Action Plan was updated to reflect a substantial amendment for NSP PI and reprogrammed funds and amendment to NSP Target Areas. In the process of canceling the Wheatley Acquisition and Infill Housing activity (131000002201) pending the cancellation of charges to be transferred out of the project.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
131000001796, SF Acquisition	\$0.00	\$1,936,607.88	\$1,932,358.45
131000001797, NSP Redevelopment	\$0.00	\$1,500,000.00	\$1,491,475.71
131000001798, Administration	\$0.00	\$677,413.83	\$320,423.39
131000001826, NSP SF Construction	\$0.00	\$432,859.13	\$260,530.73
131000001827, NSP MF Acquisition	\$0.00	\$982,354.15	\$982,354.15
131000001828, NSP MF Rehabilitation	\$0.00	\$1,535,483.70	\$1,535,483.70
131000001831, NSP Downpayment Assistance	\$0.00	\$23,308.50	\$7,506.00
131000001835, NSP 1 Cevallos Street	\$0.00	\$1,000,000.00	\$1,000,000.00
131000001836, NSP Construction Loan Guarentee	\$0.00	\$42,950.00	\$42,950.00
131000002115, Homebuyer Assistance Program	\$0.00	\$93,203.83	\$0.00
131000002201, Wheatley Acquisition and Infill Housing	\$0.00	\$363,298.74	\$0.00
131000002202, NSP Land Bank	\$0.00	\$3,453,370.41	\$161,749.51
131000002270, Oscar Eason Redevelopment	\$0.00	\$700,000.00	\$0.00
157000000070, Cross Timber	\$0.00	\$455,000.00	\$0.00
157000000071, NSP Monitoring & Administration	\$0.00	\$10,000.00	\$0.00
157000000225, NHSSA Single Family Infill Housing	\$0.00	\$0.00	\$0.00



Activities

Project # / 131000001827 / NSP MF Acquisition

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

Activity Category:

Acquisition - general

Project Number:

131000001827

Projected Start Date:

07/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

NSP MF Acquisition

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of San Antonio

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$982,354.15
Total Budget	\$0.00	\$982,354.15
Total Obligated	\$0.00	\$982,354.15
Total Funds Drawdown	\$0.00	\$982,354.15
Program Funds Drawdown	\$0.00	\$982,354.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$879.62	\$934,154.98
Total Funds Expended	\$0.00	\$982,354.15
City of San Antonio	\$0.00	\$982,354.15
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

642 Gillette, San Antonio TX 78221

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired	0		1/1	
Total acquisition compensation	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		43/43	
# of Multifamily Units	0		43/43	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	80/40	6/3	86/43	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	80/40	6/3	86/43	100.00

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	

Project # / 131000002201 / Wheatley Acquisition and Infill Housing

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Project Number:

131000002201

Projected Start Date:

12/13/2016

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

Wheatley Acquisition and Infill Housing

Projected End Date:

12/30/2020

Completed Activity Actual End Date:

Responsible Organization:

San Antonio Housing Authority



Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$36,333.18
Total Funds Drawdown	\$0.00	\$36,333.18
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$36,333.18
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$36,333.18
San Antonio Housing Authority	\$0.00	\$36,333.18
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

Location Description:

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

Activity Progress Narrative:

This project is being cancelled.

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 activity is pending the transfer of \$36,333.18. Once this expense is transferred from this activity, it will be marked as cancelled in DRGR.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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

Project # / 13100002202 / NSP Land Bank

Grantee Activity Number: 13100002202PI

Activity Title: NSP Land Bank Program Income

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

13100002202

Projected Start Date:

11/19/2015

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Land Bank

Projected End Date:

12/29/2020

Completed Activity Actual End Date:

Responsible Organization:

San Antonio Affordable Housing Inc.

Overall

Apr 1 thru Jun 30, 2020

To Date



Total Projected Budget from All Sources	N/A	\$2,850,131.60
Total Budget	\$0.00	\$2,850,131.60
Total Obligated	\$0.00	\$2,464,332.49
Total Funds Drawdown	\$19,126.06	\$2,412,762.91
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$19,126.06	\$2,412,762.91
Program Income Received	\$2,338.85	\$2,464,771.34
Total Funds Expended	\$0.00	\$0.00
San Antonio Affordable Housing Inc.	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

TBD

Location Description:

TBD

Activity Progress Narrative:

No properties were acquired during this time period for a total of 26 properties; total properties sold to date: 23. 595 Sterling has a buyer and is expected to sell next month. Rehabilitation services almost complete at 222 Lyric and 715 Venice.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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	

Project # / 13100002270 / Oscar Eason Redevelopment

Grantee Activity Number:	13100002270
Activity Title:	Oscar Eason Redevelopment

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
13100002270

Project Title:
Oscar Eason Redevelopment

Projected Start Date:

Projected End Date:

08/01/2014

12/31/2020

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Merced Housing of Texas

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$700,000.00
Total Budget	\$0.00	\$700,000.00
Total Obligated	\$0.00	\$700,000.00
Total Funds Drawdown	\$0.00	\$630,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$630,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$700,000.00
Merced Housing of Texas	\$0.00	\$700,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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

Location Description:

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

Activity Progress Narrative:

The development team for this project designed and implemented a plan to remediate the water penetration in the basement. In mid-March 2020, HUD issued "Permission to Occupy" the building and the contractor turned possession of the building over to Merced Housing. However, Merced's position is that they cannot yet safely move in residents. Shortly after accepting the building, Merced discovered that water continues to penetrate the basement walls. Upon further investigation, they discovered significant water damage to the wood framing in the stairwells and to the sheet rock in the first floor units. Senior Construction Analyst for The Department of Housing and Urban Development (HUD) Michael Jones, has said that HUD considers this water penetration issue a "latent defect" and that for the life of the project, the contractor and architect are obligated to remediate the issue. At this point, Merced is working with the development team to design and implement a secondary plan to resolve the issue and make the building ready and safe for occupancy. Simultaneously, Merced is exploring with HUD what next steps will be should the contractor not cooperatively resolve the problem.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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

Project # / 157000000070 / Cross Timber

Grantee Activity Number: 23-R1804120070

Activity Title: Cross Timber Homes

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

157000000070

Projected Start Date:

12/14/2018

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Cross Timber

Projected End Date:

12/14/2021

Completed Activity Actual End Date:

Responsible Organization:

City of San Antonio

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2020

N/A

To Date

\$455,000.00

Total Budget

\$0.00

\$455,000.00

Total Obligated

\$0.00

\$455,000.00

Total Funds Drawdown

\$29,998.00

\$149,990.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$29,998.00

\$149,990.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$51,407.12

 City of San Antonio

\$0.00

\$51,407.12

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00



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.

Location Description:

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

Activity Progress Narrative:

Cross Timber Homes sold two properties during this time period to households at 120% AMI; ten properties sold to date; 8 are in District 5, 2 in District 3 .

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	7/27
# of Singlefamily Units	2	7/27

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	2	2	0/0	7/0	7/27	100.00
# Owner Households	0	2	2	0/0	7/0	7/27	100.00

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	

Project # / 157000000225 / NHSSA Single Family Infill Housing

Grantee Activity Number:	157000000225
Activity Title:	NHSSA Single Family Infill Housing

Activity Category:
Construction of new housing

Project Number:
157000000225

Projected Start Date:
09/30/2020

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Planned

Project Title:
NHSSA Single Family Infill Housing

Projected End Date:
12/30/2022

Completed Activity Actual End Date:

Responsible Organization:
City of San Antonio

Overall **Apr 1 thru Jun 30, 2020** **To Date**

Total Projected Budget from All Sources	N/A	\$700,000.00
Total Budget	\$0.00	\$700,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of San Antonio	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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.

Location Description:

Activity Progress Narrative:

This is a new activity approved by City Council in March 2020. Project is in development and contract negotiation phase.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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

