



Housing & Community Services Inc.

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Annual Report FY 2010

HCS COPY/ANNUAL REPORT UPDATE FY 2010

This past year proved to be one that despite the challenges experienced nationwide, has been an amazing period of growth for HCS. Our approach continued to reflect a number of different efforts to offer even more quality affordable housing and impact each community in which we serve in a positive way.

Keeping up with conservation efforts that preserve our natural resources and energy, we took part in the U.S. Department of Housing and Urban Development's Green Retrofit Program that provided us with funding through stimulus monies to make a number of environmentally conscious improvements to two properties. Additionally, several others received energy efficient improvements through different sources also made available through the nation's stimulus package.

In San Antonio, we broke ground on Montabella Pointe, our first new construction project and one that will reach out first and foremost to disabled and wounded veterans and their families. We also acquired Renaissance Village Apartments, soon to be renovated for seniors and just down the street from Oak Manor Apartments, at which an extensive rehabilitation of the entire property is underway. Oak Manor residents whose buildings are finished and who have been moved back to their homes are reported to be overwhelmed by the improvements as they await the completion of the newly constructed Community Learning Center.

HCS made significant strides in adhering to its strategic plan as approved by the Board of Directors earlier this year. The strategic plan established five specific goals for this fiscal period. New charters have improved the efficiency of our board oversight through the implementation of Finance, Corporate Dynamics, Services and the Marketing and Public Relations committees. These committees will continue to focus on the mission of the organization while completing the goals set forth by the Board for this next year.

HCS continues to adapt our operations as we grow, recognizing that the sum of our efforts is reflected not in the number of our properties but in the thousands of families benefiting from the provision of our quality affordable housing. We extend our thanks to those partners who have worked with HCS to sustain our mission and invite all of you to join with us in this endeavor to give deserving families a safe, thriving community.

Yours truly,

Gilbert M. Piette
Executive Director and CEO

Financial Contributors

Alamo Area Council of Governments
Arkansas Development Finance Agency
City of Brownsville
City of Corpus Christi
City of Laredo
City of New Braunfels
City of San Antonio
City of Seguin
Coastal Bend Council of Governments

Enterprise Community Partners
Federal Home Loan Bank
KaBOOM!
San Antonio Housing Trust
Texas Department of Housing and
Community Affairs (TDHCA)
U.S. Department of Housing and Urban
Development (HUD)

Banking, Lending, and Investment Organizations

Bank of America
Bank of Arkansas
BBVA Compass Bank
Berkadia Commercial Mortgage
Broadway National Bank
EverHome Mortgage Company
First Commercial Bank
First Lockhart National Bank
First National Bank
First Trust Bank
Frost National Bank
Heartland Bank
Hudson Housing Capital

International Bank of Commerce (IBC)
JP Morgan/Chase
Key Bank
Midland Loan Services
Oppenheimer Multifamily Housing &
Healthcare Finance, Inc.
Prudential Financial
Red Capital Group
Sage Capital Bank
Security Service Federal Credit Union
Texas State Affordable Housing Corp.
Wells Fargo Bank

Rent Subsidy Providers

Bexar County Housing Authority
Brownsville Housing Authority
Corpus Christi Housing Authority
Del Rio Housing Authority
Fayetteville Housing Authority
Laredo Housing Authority

Robstown Housing Authority
San Antonio Housing Authority
Seguin Housing Authority
U.S. Department of Housing and Urban
Development (HUD)

** HCS also has many supportive services partners too extensive to include here.
Please call HCS at (210) 821-4300 for additional information.*

Financial Partners

