

NEW COMMUNITIES

Fronterra at Westpointe offers true neighborhood experience



By Jeanette McNamee

With parks, green spaces and an amenity center that will cover more than 4 acres, Fronterra at Westpointe has been designed with a focus on fostering a sense of community.

Located at 12795 Westcreek Oaks west of Loop 1604, Fronterra at Westpointe is a 350-acre single-family master-planned community owned by WPE Ventures, LLC and managed by Jay Hanna and Tim Sawtelle of Hanna Magee L.P. Fronterra at Westpointe is part of Westpointe, a 1,600-acre planned mixed-use development that will include single-family homes, retail and office space.

"Fronterra at Westpointe offers a peaceful, quiet lifestyle while at the same time being just minutes away from shopping, entertainment and major thoroughfares," said Bruce Sloan, San Antonio Division president of Ryland Homes, which is building in the community. Children in Fronterra at

Westpointe will attend schools in the Northside Independent School District - Hoffman Elementary and Briscoe Middle School (both of which are just minutes away) and Brennan High School, which is adjacent to the community.

"Fronterra at Westpointe will offer a true master-planned community feel opposed to disjointed projects in other parts of town that aren't able to enforce commercial restrictions regarding common signage, building and landscape approvals, etc.," said Jay Hanna of Hanna Magee L.P. "Our close working relationship with the overall mixed-use developer for the entire 1,600-acre tract will pay big dividends for our homeowners."

"The single-family and commercial uses of the development will "complement each other" rather than compete, Hanna added.

Homebuilders in Fronterra at Westpointe include David Weekley



Fronterra at Westpointe is a 350-acre single-family master-planned community in far west San Antonio.

Homes and Woodside Homes, which are building on 50-foot and 60-foot lots. M/I Homes and Ryland Homes are building on 55-foot and 70-foot lots. Also, the Fronterra Estates section is under construction, which will be a gated 75-foot-lot section for Sitterle Homes and Highland Homes.

"Our homes are designed for the way families live today," said Bruce Sloan about Ryland's homes at Fronterra. "They feature beautiful elevations, large kitchens open to the breakfast and family rooms. Every home design offers a wide variety of structural options that allow buyers to customize the home to their unique needs, taste and lifestyle."

The community will offer residents a wide range of amenities and plenty of opportunities to get to know

their neighbors. A 4.8-acre amenity center will feature a junior Olympic-size swimming pool, exercise equipment, meeting room and gathering area. There will be playgrounds for youngsters, fields for running and flying kites, jogging and walking trails and parks for family picnics or just enjoying the outdoors.

"Fronterra at Westpointe will focus on building community spirit by creating opportunities for neighborhood experiences by bringing the fun home, as well as modern conveniences for everyday living with health and wellness programs," said Denise Gehrmann-Jimenez, director of Community Management for Southwest Management Services, which will oversee coordination of community events.

Events will include Food

Truck Friday, Toddler Time, a book club, fitness classes, farmers markets, summer concerts and movies in the park.

A lot of thought and planning also went into the community's landscaping with designers drawing inspiration from the history of the site and region. All vegetation and plantings are native to the area and require little water.

"We incorporated lots of native grasses that could be found on the open prairie with accent plantings of Agave and Red Yuccas to provide interest," said Moyara Pharis of Pharis Design, Inc., which specializes in planning and landscape architecture.

Pharis Design also has been involved with the design of the community's trails, parks and amenity center. In addition, they

are assisting with the land planning of the overall Westpointe development and establishing design guidelines that will apply to all phases of the development.

Fronterra at Westpointe is conveniently located near Lackland Air Force Base, Fort Sam Houston, Government Canyon State Natural Area, Alamo Ranch shopping center and SeaWorld.

Hanna/Magee L.P., based in Austin, specializes in developing single-family master-planned communities in the Austin and San Antonio areas. The company's first project in the San Antonio area was Stonewall Ranch in 2001, which is located along Interstate 10 across from The Dominion Country Club. Since Stonewall Ranch, Hanna/Magee has been involved in several other projects in the San Antonio area, including Stonewall Estates, Cibolo Canyon, The Preserve at Alamo Ranch and Balcones Creek.

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GREATER SAN ANTONIO BUILDERS ASSOCIATION

New program provides options for down payment

by Frank Sitterle
Sitterle Homes
President, GSABA

Even as the housing market continues its slow and steady recovery, many potential buyers find that qualifying for a mortgage and saving for a down payment remain high hurdles to homeownership.

The good news is that while lenders are looking more closely at borrowers today than in recent years, there are options for purchasing your home without a 20 percent down payment.

In fact, creditworthy borrowers with moderate to low incomes will be able to purchase a home with a down payment as low as 3 percent through Fannie Mae's new HomeReady mortgage program.

HomeReady will expand and replace Fannie Mae's current affordable lending program, MyCommunityMortgage, to include both first-time and repeat homebuyers. By increasing access to affordable mortgages, more borrowers should be able to purchase homes.

In an effort to increase the types of households that qualify for the mortgage program, more flexible sources of funds can be used for the down payment and closing costs. For example, income from a non-borrower household member can be considered to determine an appropriate debt-to-income ratio for the loan. This should help multigenerational and extended households qualify for these mortgages.

Multigenerational households – family households consisting of three or more generations – have become increasingly popular in recent years. According to the most recent census, approximately 4.4 million American homes had three generations or more living under one roof in 2010, a 15 percent increase from two years earlier.

There are many reasons for this trend. The recession caused many adult children to return home after college, either because they weren't able to get jobs that would cover rent,

or they wanted to save up to buy homes of their own.

Multigenerational households also form so that grandparents can help take care of their grandchildren, and as they age, their children can care for them. This type of arrangement can ease financial burdens as well, with several generations contributing to the mortgage payment and not having to incur the expenses of childcare, retirement housing or professional care-giving environments.

Fannie Mae's research indicates that these types of extended households tend to have incomes that are as stable as or more stable than other households at similar income levels, positioning them well for homeownership.

The new mortgage program also allows income from non-occupant borrowers, such as parents, and rental payments, such as from a basement apartment, to supplement the borrower's qualifying income.

Borrowers will be required to complete an online education course about the buying process and the responsibilities of homeownership. In addition, the program will offer homeowners support through the life of the loan to help ensure sustainable homeownership.

More information about the HomeReady program can be found at www.fanniemae.com/singlefamily/homeaready.

For more information on home-buying resources in San Antonio, contact the Greater San Antonio Builders Association or visit www.sbuilders.com or nabb.org/ for consumers.

Please remember to visit the **Parade of Homes** in The Bluff at The Dominion today through Sunday, October 18 for the latest in home design, technologies and decorating ideas! The hours that are open to the public are 8:30 a.m. to 6 p.m. Saturdays, Sundays and Monday; 3 to 9 p.m. Tuesday through Thursday; and noon to 11 p.m. Friday. For more details, go to www.sbuilders.com.