

**Grantee: San Diego, CA**

**Grant: B-08-MN-06-0521**

**October 1, 2009 thru December 31, 2009 Performance Report**

**Grant Number:**

B-08-MN-06-0521

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

San Diego, CA

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

\$9,442,370.00

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

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Beth Murray

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

The areas of greatest need for which NSP funding is requested correlate to City of San Diego Council Districts 3, 4, 7 and 8 and, more particularly, zip codes: 92102, 92104, 92105, 92113, 92114 and 92154. The City will prioritize the use of the NSP funds by first targeting the acquisition of foreclosed units in neighborhoods with the highest concentration of subprime mortgage loans and at the highest risk of additional foreclosures, as evidenced through HUD-provided data and the City's data on foreclosures that have occurred from July 2007 through September 2008. The following eligible uses as identified in the Substantial Amendment are: Financing Mechanism (homeownership assistance, including homebuying counseling, to first-time homebuyers); Acquisition/Rehabilitation for Rental to Low-Income Tenants ("25% set-aside"); Acquisition/Rehabilitation for Resale to LMMI first-time homebuyers; Redevelop Demolished/Vacant Properties, and; Administration. The project dates and duration of assistance are upon release of funding by HUD until as long as funds are available and/or no later than the end of July 2013. The location of assistance is the City of San Diego, California, and the responsible organization is the San Diego Housing Commission on behalf of the City of San Diego.

**Distribution and Uses of Funds:**

Five activities are associated with this action plan as identified in the approved Substantial Amendment: Financing Mechanism - Homeownership assistance, including counseling; Acquisition/Rehabilitation and rental to low-income tenants (the "25 percent set-aside"); Acquisition/Rehabilitation and Resale to LMMI first-time homebuyers; Redevelopment of 2-5 demolished/vacant properties; and, Administrative costs to implement the NSP grant.

**Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$9,442,370.00
Total CDBG Program Funds Budgeted	N/A	\$9,442,370.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$1,498,286.91	\$1,498,286.91
Program Funds Expended	\$7,445.08	\$7,445.08
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,416,355.50	\$0.00
Limit on Admin/Planning	\$944,237.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,360,592.50	\$3,600,000.00

## Overall Progress Narrative:

During the quarter ending December 31, 2009, 9 home purchase transactions were completed using the financing mechanism and 3 properties were purchased by the San Diego Housing Commission for rehabilitation and resale to LMMI households, and work commenced on the rehabilitation of a blighted 4-unit multi-family residential property under the NSP-4 activity. Also, the City's NSP Action Plan was amended in DRGR on Nov. 5, 2009 to add Activity NSP-2B: Acquisition - Buyout of Residential Properties (LMMI Clientele), as approved by the San Diego City Council. Due to a technical glitch in the DRGR system, the amended Recovery Needs narrative in the Action Plan is not transferring properly into this QPR. City staff is currently working with HUD's DRGR Help Desk to resolve this issue.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, NSP Eligible Use A	\$0.00	\$9,442,370.00	\$0.00
0002, NSP Eligible Use B	\$0.00	\$0.00	\$0.00

0003, NSP Administration	\$0.00	\$0.00	\$0.00
0004, NSP Eligible Use E	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** NSP-1

**Activity Title:** Financing Mechanism

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

05/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use A

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

San Diego Housing Commission

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,898,133.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,898,133.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$789,297.00	\$789,297.00
<b>Program Funds Expended</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:**

Financing for the purchase and redevelopment of foreclosed upon homes and residential properties. This activity also involves homebuying counseling for approximately 38 homebuyers.

**Location Description:**

City of San Diego

**Activity Progress Narrative:**

As of December 31, 2009, an additional 9 home purchase transactions have been completed using the financing mechanism.

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	9		18/38	
# of Singlefamily Units	0		0/38	

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

<b># of Households</b>	7	1	9	12/0	3/0	18/38	83.33
<b># Owner Households</b>	7	1	9	12/0	3/0	18/38	83.33

## Activity Locations

Address	City	State	Zip
6930 Pembridge Lane	San Diego	NA	92139-
7931 San Felipe Street	San Diego	NA	92114-
1873 Manzana Way	San Diego	NA	92139-
4341 Boston Avenue	San Diego	NA	92113-
2010 Cerrissa Court, #C	San Diego	NA	92154-
3538 Janse Way	San Diego	NA	92173-
6684 Omega Drive	San Diego	NA	92139-
1545 Smythe Avenue	San Diego	NA	92173-
8411 Noeline Avenue	San Diego	NA	92114-

## 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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<b>Grantee Activity Number:</b>	<b>NSP-2A</b>
<b>Activity Title:</b>	<b>Acquisition/Rehabilitation-Low Income</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

06/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

San Diego Housing Commission

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,600,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,600,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</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:**

Acquisition and rehabilitation of foreclosed upon properties and rental to households earning 50 percent or less of AMI.

**Location Description:**

City of San Diego

**Activity Progress Narrative:**

No progress to report for acquisition of residential properties (25% low-income set-aside) activity this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/30

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/30

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/30	0/0	0/30	0

## 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	

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**Grantee Activity Number:** NSP-2B

**Activity Title:** Acquisition/Rehabilitation-LMMI

**Activity Category:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

08/30/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

San Diego Housing Commission

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,700,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,700,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$663,659.00	\$663,659.00
<b>Program Funds Expended</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:**

Purchase and rehabilitation of foreclosed upon properties and subsequent resale to eligible LMMI first-time homebuyers. It is anticipated that 7 to 10 homes will be purchased, rehabilitated, and resold.

**Location Description:**

City of San Diego

**Activity Progress Narrative:**

To better address the competitive local housing market, the San Diego City Council authorized on September 15, 2009, the addition of a second activity under NSP eligible activity B to the City of San Diego's NSP Action Plan. This new activity will allow the San Diego Housing Commission to directly purchase and rehabilitate foreclosed properties and resell the properties to eligible LMMI first-time homebuyers. During the quarter ending December 31, 2009, the Housing Commission purchased three foreclosed properties.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	3	3/7
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/7

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		3/7	
# of Singlefamily Units	0		0/7	

### 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	3	0/0	0/0	3/7	0.00
# Owner Households	0	0	0	0/0	0/0	0/7	0

### Activity Locations

Address	City	State	Zip
4868 68th Street	San Diego	NA	92115-
3634 Polk Avenue	San Diego	NA	92104-
321 Los Soneto Drive	San Diego	NA	92114-

### 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:** NSP-3

**Activity Title:** Grant Administration

**Activity Category:**

Administration

**Project Number:**

0003

**Projected Start Date:**

04/21/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

NSP Administration

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

San Diego Housing Commission

**Overall**

**Oct 1 thru Dec 31, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$944,237.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$944,237.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$45,330.91	\$45,330.91
<b>Program Funds Expended</b>	\$7,445.08	\$7,445.08
San Diego Housing Commission	\$7,445.08	\$7,445.08
<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:**

Grant administrative costs associated with the NSP funds.

**Location Description:**

City of San Diego

**Activity Progress Narrative:**

The grantee's Stimulus Program Specialist and the San Diego Housing Commission continued to provide administration for the NSP grant during this quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**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

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**Grantee Activity Number:** NSP-4

**Activity Title:** Redevelop Demolished/Vacant Properties

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

0004

**Project Title:**

NSP Eligible Use E

**Projected Start Date:**

05/21/2009

**Projected End Date:**

07/31/2013

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

San Diego Housing Commission

**Overall**

**Oct 1 thru Dec 31, 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>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</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:**

The activity involves the redevelopment of demolished or vacant properties.

**Location Description:**

City of San Diego

**Activity Progress Narrative:**

During the quarter ending December 31, work commenced on the rehabilitation of a blighted 4-unit multifamily residential property. The rehabilitated units will be affordable rental units restricted to households at or below 50% of AMI.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	1/5
<b>#Units with solar panels</b>	0	0/0
<b>#Units with bus/rail access</b>	0	0/5
<b>#Sites re-used</b>	0	0/0
<b>#Units deconstructed</b>	0	0/0
<b>Activity funds eligible for DREF (Ike)</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/5
# of Multifamily Units	0	0/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	0	4	4/0	0/0	4/5	100.00
# Renter Households	0	0	0	0/0	0/0	0/5	0

### Activity Locations

Address	City	State	Zip
3992 Ocean View Boulevard	San Diego	NA	92113-

### 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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