

Grantee: San Diego, CA

Grant: B-08-MN-06-0521

January 1, 2011 thru March 31, 2011 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:

Submitted - Await for Review

QPR Contact:

No QPR Contact Found

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 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	\$511,972.09	\$8,073,405.60
Program Funds Obligated	\$0.00	\$9,442,370.00
Program Funds Expended	\$595,243.18	\$8,159,641.73
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,665,648.47
Program Income Drawdown	\$0.00	\$1,284,961.68

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	\$199,531.67
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:

In the quarter ending March 31, 2011, the City of San Diego's NSP program completed all current projects under the Financing Mechanism (NSP-1), Acquisition/Rehabilitation & Resale (NSP-2B), and Redevelop Demolished or Vacant Properties (NSP-4) activities, and all homeownership and rental units made available through these activities have been occupied by income-eligible households. Some program funds remain to be spent under the NSP-1 activity, and some program income funds remain to be spent on eligible activities. Rehabilitation continues on the Georgia Street Apartments (a.k.a. City View Apartments) LH 25% activity, and administration of the City's NSP grant is ongoing.

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	\$2,898,133.00	\$2,797,398.77
0002, NSP Eligible Use B	\$358,619.18	\$5,300,000.00	\$4,927,474.11
0003, NSP Administration	\$4,351.86	\$944,237.00	\$199,531.67

0004, NSP Eligible Use E	\$149,001.05	\$300,000.00	\$149,001.05
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

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$2,898,133.00
Total CDBG Program Funds Budgeted	N/A	\$2,898,133.00
Program Funds Drawdown	\$0.00	\$2,797,398.77
Program Funds Obligated	\$0.00	\$2,898,133.00
Program Funds Expended	\$81,528.87	\$2,878,927.64
San Diego Housing Commission	\$81,528.87	\$2,878,927.64
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$3,314.67
Program Income Drawdown	\$0.00	\$471,581.09

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:

In the quarter ending March 31, 2011, three rehabilitations were completed with funds from the NSP Financing Mechanism for First-Time Homebuyers and the rehabilitated homes were occupied by the homeowners.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		50/38	
# of Singlefamily Units	50		50/38	

Beneficiaries Performance Measures

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

# of Households	2	0	3	7/0	15/0	50/38	44.00
# Owner Households	2	0	3	7/0	15/0	50/38	44.00

Activity Locations

Address	City	State	Zip
5475 Gala Avenue	San Diego	NA	92120-
2515 Elm Avenue	San Diego	NA	92154-
7460 Skyline 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-2A
Activity Title:	Acquisition/Rehabilitation-Low Income

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

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,600,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,600,000.00
Program Funds Drawdown	\$358,619.18	\$3,271,628.39
Program Funds Obligated	\$0.00	\$3,600,000.00
Program Funds Expended	\$358,619.18	\$3,271,628.39
San Diego Housing Commission	\$358,619.18	\$3,271,628.39
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$605.00
Program Income Drawdown	\$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:

In the quarter ending March 31, 2011, rehabilitation of the Georgia Street Apartments (a.k.a. City View Apartments) LH 25% project continued.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/30
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	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	

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

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,700,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,700,000.00
Program Funds Drawdown	\$0.00	\$1,655,845.72
Program Funds Obligated	\$0.00	\$1,700,000.00
Program Funds Expended	\$0.00	\$1,655,845.72
San Diego Housing Commission	\$0.00	\$1,655,845.72
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,661,728.80
Program Income Drawdown	\$0.00	\$813,380.59

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:

In the quarter ending March 31, 2011, one rehabilitation was completed using funds from the NSP Acquisition/Rehabilitation & Resale activity and the rehabilitated home was occupied by the homeowner.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	8/7
# 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 voluntarily	8	8/7

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		8/7	
# of Singlefamily Units	8		8/7	

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	1	2/0	2/0	8/7	50.00
# Owner Households	2	2	8	2/0	2/0	8/7	50.00

Activity Locations

Address	City	State	Zip
2604 Pennington Lane	San Diego	NA	92139-

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

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$944,237.00
Total CDBG Program Funds Budgeted	N/A	\$944,237.00
Program Funds Drawdown	\$4,351.86	\$199,531.67
Program Funds Obligated	\$0.00	\$944,237.00
Program Funds Expended	\$6,094.08	\$204,238.93
San Diego Housing Commission	\$6,094.08	\$204,238.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Grant administrative costs associated with the NSP funds.

Location Description:

City of San Diego

Activity Progress Narrative:

In the quarter ending March 31, 2011, administration activities continued for the NSP grant.

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

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

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$149,001.05	\$149,001.05
Program Funds Obligated	\$0.00	\$300,000.00
Program Funds Expended	\$149,001.05	\$149,001.05
San Diego Housing Commission	\$149,001.05	\$149,001.05
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

In the quarter ending March 31, 2011, rehabilitation work was completed on the Mountain View Estates project and the four rental units on the property were occupied by tenants.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/5
#Energy Star Replacement Windows	31	31/0
#Additional Attic/Roof Insulation	4	4/0
#High efficiency heating plants	4	4/0
#Efficient AC added/replaced	0	0/0
#Replaced thermostats	4	4/0
#Replaced hot water heaters	4	4/5

#Light Fixtures (indoors) replaced	32	32/0
#Light fixtures (outdoors) replaced	10	10/0
#Refrigerators replaced	4	4/5
#Clothes washers replaced	2	2/5
#Dishwashers replaced	2	2/0
#Units with solar panels	0	0/0
#Low flow toilets	7	7/5
#Low flow showerheads	7	7/5
#Units with bus/rail access	4	4/5
#Units exceeding Energy Star	0	0/0
#Sites re-used	1	1/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

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

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	4	0	4	4/0	0/0	4/5	100.00

Activity Locations

Address	City	State	Zip
3992-A Ocean View Boulevard	San Diego	NA	92113-
422 S. 40th Street	San Diego	NA	92113-
424 S. 40th Street	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	