

Grantee: San Diego, CA

Grant: B-08-MN-06-0521

July 1, 2011 thru September 30, 2011 Performance Report



Grant Number:

B-08-MN-06-0521

Obligation Date:

03/24/2009

Award Date:

03/03/2009

Grantee Name:

San Diego, CA

Contract End Date:

03/03/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$9,442,370.00

Grant Status:

Active

QPR Contact:

Beth Murray

Estimated P/IRL Funds:

\$1,303,400.01

Total Budget:

\$10,745,770.01

Disasters:

Declaration Number

No Disasters Found

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 specifically, to 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 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. 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.

Distribution and Uses of Funds:

Five activities are associated with this action plan as identified in the City of San Diego's approved NSP Substantial Amendment: Financing Mechanism (homeownership assistance to first-time homebuyers, including homeownership counseling; Acquisition/Rehabilitation and Rental to low-income tenants (the City of San Diego's "25 percent set-aside" activity); Acquisition/Rehabilitation and Resale to low-, moderate-, and middle-income (LMMI) first-time homebuyers; Redevelopment of demolished or vacant properties; and Administration costs to implement the NSP grant.

Definitions and Descriptions:

- Definition of "blighted structure" in context of state or local law: The City of San Diego uses the State of California's definition of blight as found at California Health and Safety Code Sections 33030 and 33031.
- Definition of "affordable rents": For any NSP-funded rental activity, "affordable rents" shall be defined as 30% of the household's adjusted gross income, less utility allowances as adopted by the Housing Authority of the City of San Diego for the Section 8 program, as appropriate. HUD's Fair Market Rent schedule for the San Diego-Carlsbad-San Marcos metropolitan statistical area (MSA) will be used. Should any gap be present, funds for this gap will be required from other sources of funding.
- Describe how the grantee will ensure continued affordability for NSP-assisted housing: Continued affordability will be ensured for the entire period of affordability through monitoring, following the specific HOME monitoring requirements as defined in 24 Code of Federal Regulations (CFR) Part 92.
- Describe housing rehabilitation standards that will apply to NSP-assisted activities: For NSP-related rehabilitation efforts, the City of San Diego will utilize the San Diego Housing Commission's (SDHC) Rehabilitation Standards. Rehabilitation Standards are used to prioritize work items when determining the final scope of work. Priorities include:
 1. First priority is the elimination of Health/Safety hazards and code violations. This may include the following major systems or building components: a) Structural; b) Plumbing; c) Mechanical; d) Electrical; e) Interior/Exterior Building Components; f) Required Lead-Based Paint Remediation.
 2. Second priority is the elimination of incipient violations. These work items would include all of the work mentioned above that are not code violations today, but will become violations at some time in the near future (two years or less).
 3. Third priority is energy and/or water conservation improvements. These conservation improvements or repairs include insulation, water saving toilets or other fixtures, energy-efficient appliances, water heaters, and xeriscape yard improvements.
 4. Fourth priority is general property improvements. General property improvements are those items which cannot be classified in the first three categories but by their inclusion enhance the exterior or interior appearance of the dwelling or occupancy of the inhabitants. For the most part, general property improvements are limited to funding sources that allow them. In all cases the work must be justified. "Luxury" items are not allowed.



Individual rehabilitation programs administered by SDHC may forbid the installation or repair of certain items. It is the responsibility of the SDHC staff to know and understand program regulations and make decisions accordingly. In addition, staff should be aware of and ensure that items that are in violation of the City of San Diego's building codes/ordinances as well as the Uniform Building Code, National Electric Code, Uniform Plumbing Code and the Uniform Housing Code are corrected.

Termite Repairs - A Termite Inspection Report is required and is prepared for every home by a licensed inspector. The report should identify any termite or dry rot damaged wood members in the home as well as whether or not there are any active termite infestations in the home. Any termite or dry rot damaged wood members in the hom

Definitions and Descriptions:

e are required to be replaced or repaired due to the health and safety risk they pose to the structural integrity of the home. Fumigation or other treatments recommended to eliminate any active termite infestations are required.

Ineligible Items - There are specific items that may or may not be allowed as eligible work and are determined by need, circumstances and individual program parameters. These items include:

1. Room additions
2. Patio covers and slabs (replacement only unless existing conditions can be documented/justified and authorized by SDHC)
3. Landscaping
4. Garages and carports
5. Window coverings

The following items are ineligible under most programs offered by SDHC:

1. Luxury materials, appliances, etc.
2. Replacement of items in "like new" condition early into normal life expectancy
3. Mirrored closet doors
4. Greenhouses
5. Animal kennels/cages/runs
6. Swimming pools
7. Saunas/spas/sunken tubs
8. Outdoor fireplaces/barbecues
9. Trash compactors
10. Tennis courts
11. Wet bars
12. Security systems

Low Income Targeting:

The City of San Diego will make at least \$2,360,593 available for NSP activities to benefit low-income (up to 50% of area median income) households. The primary activity through which the LH25% set-aside will be expended is the Acquisition/Rehabilitation and Rental activity; however, low-income households may also be assisted through the Financing Mechanism, Acquisition/Rehabilitation and Resale, and Redevelop Demolished/Vacant Properties activities.

Acquisition and Relocation:

All of the NSP activities discussed herein are anticipated to be initiated upon the release of NSP funds - that is, at the outset of the 2009 calendar year. All funds will be initially committed within 18 months; several of these activities anticipate returning funds (i.e. program income) which will continue to be used within the NSP guidelines as long as possible (currently estimated to be July 2013).

No conversions or demolitions of low- or moderate-income dwelling units are anticipated. A small number of units may be acquired and rehabilitated. Of these, none are anticipated to have had an affordability covenant; however, some of these may have been occupied and/or owned by low- and moderate-income households.

The number of NSP affordable housing units made available to low-, moderate-, and middle-income (LMMI) households reasonably expected to be produced by the various activities are as follows:

- Financing mechanisms to first-time homebuyers through a silent-second trust deed mortgage and rehabilitation loan: Approximately 38 homes.
- Acquisition/rehabilitation and resale to LMMI first-time homebuyers: Approximately 7-10 homes.
- Acquisition/rehabilitation and rental to low-income households: Approximately 30 rental units.
- Redevelop demolished or vacant properties: Approximately 2-5 rental units.

Public Comment:

Please see the City of San Diego's NSP Substantial Amendment at: <http://www.sandiego.gov/cdbg/general/index.shtml>. Additional comments were received at the public hearing on the City's NSP Substantial Amendment on November 18, 2008. A video recording of that hearing can be found at: http://granicus.sandiego.gov/ViewPublisher.php?view_id=31.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$10,325,461.47
Total Budget	\$0.00	\$10,325,461.47
Total Obligated	\$0.00	\$9,442,370.00



Total Funds Drawdown	\$744,875.70	\$10,261,961.35
Program Funds Drawdown	\$0.00	\$8,132,289.94
Program Income Drawdown	\$744,875.70	\$2,129,671.41
Program Income Received	(\$509,831.36)	\$1,303,400.01
Total Funds Expended	\$12,796.85	\$8,188,013.14
Match Contributed	\$7,135,000.00	\$7,135,000.00

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	\$7,135,000.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$0.00	\$389,884.68
Limit on State Admin	\$0.00	\$389,884.68

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,360,592.50	\$3,900,000.00

Overall Progress Narrative:

In the quarter ending September 30th, 2011, the City of San Diego's NSP program continued construction on the City View Apartments (NSP-2A) project. The City also worked to reimburse all outstanding expenditures of NSP funds by its NSP subrecipient (San Diego Housing Commission, abbreviated as SDHC) and expend any remaining NSP program income. Additionally, the City made some corrections to the receipts and draws of NSP program income based on HUD guidance regarding what funds constitute NSP program income from the resale of properties acquired by the San Diego Housing Commission under the City's NSP-2B (Acquisition/Rehabilitation/Resale) activity. Previously, the City had received the amount of the gross proceeds of resale in DRGR as program income, and drawn down program income in the amount of SDHC's costs of resale paid out of the gross proceeds and financing assistance provided to first-time homebuyers out of the gross proceeds. Regarding NSP program income, HUD has stated that the net income from NSP property resales is to be considered program income, not the gross income. Please see the individual activity narratives for additional detail on the NSP program income corrections. Also, please note that this QPR incorrectly shows the City's total NSP program income drawdowns as \$2,129,671.41. The correct total NSP program income drawn down by the City of San Diego as of 9/30/2011 is \$1,300,505.23. In the next quarter, the City of San Diego will determine what activities can be funded with NSP grant funds that remain available after the expenditure of all of the City's NSP program income funds. Regarding NSP housing activities that serve low-income (up to 50% of Area Median Income for a household), in addition to the \$3.6 million that the City has allocated to the NSP-2A Acquisition/Rehabilitation and Rental activity, the City has expended \$1,274,068.82 to date on activities benefitting low-income households through the NSP-1, NSP-2B, and NSP-4 activities.

Project Summary

Project #, Project Title

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	\$2,878,927.64
0002, NSP Eligible Use B	\$0.00	\$5,300,000.00	\$4,927,474.11
0003, NSP Administration	\$0.00	\$944,237.00	\$219,813.49
0004, NSP Eligible Use E	\$0.00	\$300,000.00	\$149,001.05



Activities

Grantee Activity Number:	NSP-1
Activity Title:	Financing Mechanism for First-Time Homebuyers

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

0001

Projected Start Date:

05/01/2009

Benefit Type:

Direct (HouseHold)

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	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,545,343.12
Total Budget	\$0.00	\$3,545,343.12
Total Obligated	\$0.00	\$2,898,133.00
Total Funds Drawdown	\$509,120.62	\$3,859,629.35
Program Funds Drawdown	\$0.00	\$2,878,927.64
Program Income Drawdown	\$509,120.62	\$980,701.71
Program Income Received	\$0.00	\$775.00
Total Funds Expended	\$0.00	\$2,878,927.64
San Diego Housing Commission	\$0.00	\$2,878,927.64
Match Contributed	\$0.00	\$0.00

Activity Description:

Financing for the purchase and rehabilitation of foreclosed upon homes and residential properties by first-time hombuyers. Types of financing available include: second trust deed mortgages (30-year, 0% interest) for between 17% and 27% of the homebuyer's final sales price; closing cost assistance grants for 3% of a homebuyer's final sales price; and forgivable home rehabilitation loans. This activity also involves homebuyer counseling for approximately 38 first-time homebuyers.

Location Description:

Various properties within the City of San Diego's areas of greatest need. See City of San Diego's NSP quarterly performance reports for specific property addresses as properties are purchased and/or rehabilitated and occupied by eligible beneficiaries.

Activity Progress Narrative:

In the quarter ending September 30th, 2011, the City of San Diego's NSP program worked to reimburse all outstanding expenditures on NSP-1 activities by its NSP subrecipient (San Diego Housing Commission) and expend any remaining NSP program income. The City also made some corrections to the draws of NSP program income, including: 1) reversal of draw for rehabilitation loans approved but not yet expended; 2) reduction of draw due to closing cost assistance grant refunds that were not previously accounted for; and 3) shift of program income drawn under incorrect activity from NSP-1 activity to NSP-2B activity. No additional clients were assisted. In the next quarter, the City of San Diego will determine what activities can be funded with NSP-1 grant funds that remain available after the expenditure of all of the City's NSP program income funds. Regarding NSP housing activities that serve low-income (up to 50% of Area Median Income for a household), to date the City of San Diego has expended \$434,594.87 on activities benefitting low-income households through the NSP-1 activity.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	51/80
# of Singlefamily Units	0	51/45

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/30	15/0	51/80	43.14
# Owner Households	0	0	0	7/0	15/0	51/45	43.14

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-2A
Activity Title:	Acquisition/Rehabilitation/Rental-City View Apts

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

06/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Eligible Use B

Projected End Date:

04/30/2012

Completed Activity Actual End Date:

Responsible Organization:

San Diego Housing Commission

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,600,000.00
Total Budget	\$0.00	\$3,600,000.00
Total Obligated	\$0.00	\$3,600,000.00
Total Funds Drawdown	\$0.00	\$3,271,628.39
Program Funds Drawdown	\$0.00	\$3,271,628.39
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,271,628.39
San Diego Housing Commission	\$0.00	\$3,271,628.39
Match Contributed	\$7,135,000.00	\$7,135,000.00

Activity Description:

Acquisition and rehabilitation of foreclosed upon multi-family rental property, and rental of the rehabilitated units at affordable rents to households earning 50% or less of Area Median Income. The budgeted NSP funds will be leveraged with HOME grant funds, local Housing Trust Fund funds, tax-exempt multi-family housing bonds funds, low-income housing tax credit equity, and developer equity (\$10,735,000 total budget) to rehabilitate a total of twenty-nine (29) affordable rental units and one (1) manager's unit.

Location Description:

4105 Georgia Street, San Diego, CA 92103.

Activity Progress Narrative:

In the quarter ending September 30th, 2011, construction continued on the City View Apartments NSP-2A activity. The structure and roof have been completed, and rough mechanical, electrical, and plumbing has been installed. Also, the solar component, fire sprinklers, windows and doors have been installed. This project includes 13 apartments that will be restricted to households earning up to 50% of Area Median Income, 17 apartments that will be restricted to households earning up to 60% of Area Median Income, and one unrestricted manager's unit. The matching funds for this project are comprised of HOME funds (\$1,457,478); local Housing Trust Fund funds (\$53,275); tax-exempt bond funds (\$2,635,000); low-income housing tax credit equity (\$2,774,247); and a deferred developer fee (\$215,000).

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Properties 0 0/42

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/80

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	0/80	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 (HouseHold)

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	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,035,881.35
Total Budget	\$0.00	\$2,035,881.35
Total Obligated	\$0.00	\$1,700,000.00
Total Funds Drawdown	\$3,027.82	\$2,487,401.66
Program Funds Drawdown	\$0.00	\$1,655,845.72
Program Income Drawdown	\$3,027.82	\$831,555.94
Program Income Received	(\$509,831.36)	\$1,302,625.01
Total Funds Expended	\$0.00	\$1,655,845.72
San Diego Housing Commission	\$0.00	\$1,655,845.72
Match Contributed	\$0.00	\$0.00

Activity Description:

Foreclosed or abandoned single-family homes will be purchased by the San Diego Housing Commission and then resold to eligible low-, moderate-, and middle-income (LMMI) first-time homebuyers. The first-time homebuyers may also be provided financing assistance, including: second trust deed mortgages (30-year, 0% interest) for between 17% and 27% of the final sales price; closing cost assistance grants for 3% of the final sales price; and forgivable home rehabilitation loans. It is anticipated that 7 to 10 homes will be purchased, rehabilitated, and resold.

Location Description:

Various properties within the City of San Diego's areas of greatest need. See City of San Diego's NSP quarterly performance reports for specific property addresses as property acquisition/rehabilitation/resale is completed and properties are occupied by eligible beneficiaries.

Activity Progress Narrative:

In the quarter ending September 30th, 2011, the City of San Diego's NSP program worked to reimburse all outstanding expenditures on NSP-2B activities by its NSP subrecipient (San Diego Housing Commission) and expend any remaining NSP program income. The City also made some corrections to the receipts and draws of NSP program income, including: 1) reversal of receipt of program income from NSP-2B activities so that amount of program income received is equal to the net proceeds from property resale rather than the gross proceeds; 2) cancellation of draws for expenditures of property resale proceeds at the time of resale closing for purchase assistance to homebuyers and the San Diego Housing Commission's costs of resale; 3) additional draw of \$28 to correct previous underdraw; and 4) shift of previous draw under incorrect activity from NSP-1 activity to NSP-2B activity. No additional clients were assisted. In the next quarter, the City of San Diego will determine what activities can be funded with NSP-2B funds that remain available after the expenditure of all of the City's NSP program income funds. In addition to the expenditures to date shown in this report, the San Diego Housing Commission expended an additional \$495,671.59 in homebuyer assistance (\$403,139.33) and resale costs (\$92,535.26) out of the gross proceeds of the



NSP-2B property resales. The net proceeds of the property resales were recorded in DRGR as NSP-2B program income received. Regarding NSP housing activities that serve low-income (up to 50% of Area Median Income for a household), to date the City of San Diego has expended \$543,130.33 on activities benefitting low-income households through the NSP-2B activity.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		8/42	
# 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	0		8/37	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		8/80	
# of Singlefamily Units	0		8/45	

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	2/30	2/0	8/80	50.00
# Owner Households	0	0	0	2/0	2/0	8/45	50.00

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	



Grantee Activity Number:	NSP-3A
Activity Title:	Grant Administration-San Diego Housing Commission

Activity Category:

Administration

Project Number:

0003

Projected Start Date:

04/21/2009

Benefit Type:

()

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	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$844,237.00
Total Budget	\$0.00	\$844,237.00
Total Obligated	\$0.00	\$944,237.00
Total Funds Drawdown	\$85,384.69	\$346,958.33
Program Funds Drawdown	\$0.00	\$176,887.14
Program Income Drawdown	\$85,384.69	\$170,071.19
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$12,796.85	\$232,610.34
San Diego Housing Commission	\$12,796.85	\$232,610.34
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP grant administrative activities carried out by San Diego Housing Commission staff, including: implementing and carrying out NSP-funded programs and activities; overseeing project and activity budgets; tracking NSP activities and accomplishments.

Location Description:

City of San Diego

Activity Progress Narrative:

In the quarter ending September 30th, 2011, City of San Diego staff and San Diego Housing Commission (SDHC) staff continued administration activities for the City's NSP grant. In July, HUD staff monitored the City's NSP activities, and City and SDHC staff worked to provide all requested information and files. Also in July, City staff worked with SDHC staff to identify additional information and documentation needed in connection with a subrecipient monitoring of SDHC conducted by the City in June 2011. In August, City staff issued the monitoring report to SDHC for the subrecipient monitoring visit. Also in August, City staff and SDHC staff worked together to reconcile their records regarding NSP reimbursements and program income draws. In September, the City received its NSP monitoring report from HUD; City and SDHC staff worked to address the findings and concerns in HUD's monitoring report; and SDHC staff worked to address the findings and concerns in the City's subrecipient monitoring report. Also in September, City and SDHC staff worked together to identify NSP funds remaining in activity budgets after the expenditure of program income funds and to identify how to reallocate those funds among activities in order to allow SDHC to fund additional NSP activities. Throughout the quarter, SDHC staff managed the construction of the City View Apartments NSP-2A activity.



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 Demo'd/Vacant Properties-Mountain View

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0004

Projected Start Date:

05/21/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

NSP Eligible Use E

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

San Diego Housing Commission

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$300,000.00
Total Budget	\$0.00	\$300,000.00
Total Obligated	\$0.00	\$300,000.00
Total Funds Drawdown	\$147,342.57	\$296,343.62
Program Funds Drawdown	\$0.00	\$149,001.05
Program Income Drawdown	\$147,342.57	\$147,342.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$149,001.05
San Diego Housing Commission	\$0.00	\$149,001.05
Match Contributed	\$0.00	\$0.00

Activity Description:

The activity involves the redevelopment of demolished or vacant properties into affordable rental housing. An Invitation for Proposals was issued by the San Diego Housing Commission on January 7, 2009, to select a developer to undertake the rehabilitation of the Mountain View Estates apartments, a vacant and blighted four-unit multi-family complex. Upon completion of the rehabilitation, the four (4) apartments will be rented at affordable rents to households earning 50% or less of Area Median Income.

Location Description:

One four-unit multi-family rental property called Mountain View Estates with the following unit addresses: 3992 A Ocean View Blvd, San Diego, CA 92113; 3992 B Ocean View Blvd, San Diego, CA 92113; 422 S. 40th Street, San Diego, CA 92113; and 424 S. 40th Street, San Diego, CA 92113.

Activity Progress Narrative:

In the quarter ending September 30th, 2011, the City of San Diego's NSP subrecipient (San Diego Housing Commission) submitted its final request for reimbursement for the Mountain View Estates NSP-4 project; and City staff reviewed, approved, and paid the final reimbursement. This payment fully completes the City's NSP-4 activity, as the project's construction was completed in Spring 2011 and the property's 4 units were occupied by eligible low-income households shortly thereafter. No additional activities were undertaken. In the next quarter, the City of San Diego will determine what activities can be funded with NSP-4 grant funds that remain available after the completion of the NSP-4 project. Regarding NSP housing activities that serve low-income (up to 50% of Area Median Income for a household), all of the City of San Diego's expenditures on its NSP-4 activity (\$296,343.62) benefitted low-income persons as the units at the Mountain View Estates complex are affordable by covenant for 55 years to households earning 50% of AMI.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		1/42
#Energy Star Replacement Windows		0		31/0
#Additional Attic/Roof Insulation		0		4/0
#High efficiency heating plants		0		4/0
#Efficient AC added/replaced		0		0/0
#Replaced thermostats		0		4/0
#Replaced hot water heaters		0		4/5
#Light Fixtures (indoors) replaced		0		32/0
#Light fixtures (outdoors) replaced		0		10/0
#Refrigerators replaced		0		4/5
#Clothes washers replaced		0		2/5
#Dishwashers replaced		0		2/0
#Units with solar panels		0		0/0
#Low flow toilets		0		7/5
#Low flow showerheads		0		7/5
#Units with bus/rail access		0		4/5
#Units exceeding Energy Star		0		0/0
#Sites re-used		0		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		0		4/80
# of Multifamily Units		0		4/35

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/30	0/0	4/80	100.00
# Renter Households	0	0	0	4/30	0/0	4/35	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

