

Grantee: San Diego, CA

Grant: B-08-MN-06-0521

October 1, 2012 thru December 31, 2012 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:**Review by HUD:**

Submitted - Await for Review

Grant Amount:

\$9,442,370.00

Grant Status:

Active

QPR Contact:

Michele St.Bernard

Estimated PI/RL Funds:

\$3,000,000.00

Total Budget:

\$12,442,370.00

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 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 City of San Diego-provided 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 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 low-income housing 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.

A reallocation of funds from the Financing Mechanism, Redevelop Demolished or Vacant Properties, and Administration activities to the Acquisition/Rehabilitation and Resale activity within the City of San Diego's NSP Action Plan was approved by the San Diego City Council on March 13, 2012. The revised activity budgets are reflected in the City of San Diego's NSP Action Plan as of April 4, 2012.

An NSP Action Plan technical amendment is being submitted to HUD on April 11, 2012, to re-open the Financing Mechanism activity to enable the City of San Diego to draw down NSP program income funds for past Financing Mechanism activity costs. The Financing Mechanism activity was closed out (i.e. marked as completed) in the NSP Action Plan amendment submitted to HUD on April 4, 2012.

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 home 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 11-16 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

Total Projected Budget from All Sources

This Report Period

N/A

To Date

\$10,864,300.76



Total Budget	\$3,600,000.00	\$10,864,300.76
Total Obligated	\$0.00	\$10,964,300.76
Total Funds Drawdown	\$0.00	\$9,508,127.60
Program Funds Drawdown	\$0.00	\$8,175,216.29
Program Income Drawdown	\$0.00	\$1,332,911.31
Program Income Received	\$0.00	\$1,421,930.76
Total Funds Expended	\$338,932.13	\$11,026,862.44
Match Contributed	\$0.00	\$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	\$1,416,355.50	\$0.00
Limit on Admin/Planning	\$944,237.00	\$403,555.04
Limit on State Admin	\$0.00	\$403,555.04

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,360,592.50	\$3,896,343.62

Overall Progress Narrative:

In the quarter ending December 31, 2012, the City of San Diego (through its subrecipient the San Diego Housing Commission) sold a property it had purchased during the July-September 2012 quarter in program activity NSP 2B. The property was sold to a low/mod income buyer at 109% AMI.

PLEASE NOTE: The City's total NSP Program Income drawdowns listed in the QPR incorrectly shows the total NSP Program Income Drawdowns as: \$2,162,077.49. The correct NSP Program Income Draw Down by the City of San Diego as of December 31, 2012 is: \$1,332,911.31. The Program Income draw downs are correctly reflected in various reports pulled from DRGR, including the Program Income Receipts Module, but they do not update correctly in the QPR itself.

Regarding the NSP housing activities that serve low-income persons (up to 50% of the 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 \$1,579,166.82 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	\$3,532,028.76	\$2,878,927.64
0002, NSP Eligible Use B	\$0.00	\$6,260,917.09	\$4,927,474.11
0003, NSP Administration	\$0.00	\$775,011.29	\$219,813.49
0004, NSP Eligible Use E	\$0.00	\$296,343.62	\$149,001.05
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



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 Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Eligible Use A

Projected End Date:

03/31/2012

Completed Activity Actual End Date:

Responsible Organization:

San Diego Housing Commission

Overall	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,532,028.76
Total Budget	\$0.00	\$3,532,028.76
Total Obligated	\$0.00	\$3,532,028.76
Total Funds Drawdown	\$0.00	\$3,532,028.76
Program Funds Drawdown	\$0.00	\$2,878,927.64
Program Income Drawdown	\$0.00	\$653,101.12
Program Income Received	\$0.00	\$119,305.76
Total Funds Expended	\$0.00	\$3,859,629.35
San Diego Housing Commission	\$0.00	\$3,859,629.35
Match Contributed	\$0.00	\$0.00

Activity Description:

Financing for the purchase and rehabilitation of foreclosed upon homes and residential properties by first-time homebuyers. 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:

No additional clients have been assisted during the quarterly reporting period ending December 31, 2012. All activity fund balances have been transferred to the NSP-2B program activity budget.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total



# of Housing Units	0	51/38
# of Singlefamily Units	0	51/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/0	15/0	51/38	43.14
# Owner Households	0	0	0	7/0	15/0	51/38	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 Benefit (Households)

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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$3,600,000.00
Total Budget	\$3,600,000.00	\$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	\$0.02
Total Funds Expended	\$328,182.79	\$3,599,811.18
San Diego Housing Commission	\$328,182.79	\$3,599,811.18
Match Contributed	\$0.00	\$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 from October 1, 2012 through December 31, 2012, the City of San Diego's Neighborhood Stabilization Program (NSP) continued to work with the Developer, Affirmed Housing Group, on the post-construction conversion-to-permanent-financing work for the City Scene Apartments (aka City View) NSP-2A project. On December 11, 2012, there was a \$328,182.79 principal pay down of the project's construction loan (US Bank Loan no.000059, Promissory Note B), using NSP funds. All of this project's NSP funds have been disbursed. There is one remaining equity installment from tax credit investor Boston Capital that when received will pay down the remaining amount of the construction loan. Once these funds have been received, the developer can convert the loan from construction to permanent. The conversion to permanent financing (with US Bank) is expected to occur in the first quarter of 2013. The project's occupancy summary is as follows: October 1, 2012 two vacancies, November 1, 2012 two vacancies, December 1, 2012 two vacancies.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/30	
# 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		0/30	
Total acquisition compensation to	0		0/0	

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

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	19/30	11/0	30/30	100.00
# Renter Households	0	0	0	19/30	11/0	30/30	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	



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, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,660,917.09
Total Budget	\$0.00	\$2,660,917.09
Total Obligated	\$0.00	\$2,660,917.09
Total Funds Drawdown	\$0.00	\$2,004,571.79
Program Funds Drawdown	\$0.00	\$1,655,845.72
Program Income Drawdown	\$0.00	\$348,726.07
Program Income Received	\$0.00	\$1,302,624.98
Total Funds Expended	\$0.00	\$2,801,050.18
San Diego Housing Commission	\$0.00	\$2,801,050.18
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 11 to 16 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:

Foreclosed property purchased during the quarter of July-September 2012 was resold to an income-eligible first-time homebuyer.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	9/11
# 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	1	9/11
Total acquisition compensation to	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	9/11
# of Singlefamily Units	1	9/11

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	1	1	2/0	3/0	9/11	55.56
# Owner Households	0	1	1	2/0	3/0	9/11	55.56

Activity Locations

Address	City	County	State	Zip	Status / Accept
4153 Lemonseed Avenue	San Diego		California	92154-	Match / Y

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:

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, 2012	To Date
Total Projected Budget from All Sources	N/A	\$675,011.29
Total Budget	\$0.00	\$675,011.29
Total Obligated	\$0.00	\$775,011.29
Total Funds Drawdown	\$0.00	\$360,628.69
Program Funds Drawdown	\$0.00	\$176,887.14
Program Income Drawdown	\$0.00	\$183,741.55
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$4,815.17	\$373,527.10
San Diego Housing Commission	\$4,815.17	\$373,527.10
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 December 31, 2012, the San Diego Housing Commission (SDHC) staff continued the administration activities for the City's NSP grant. This included, but was not limited to, the continued project management of the City View Apartments NSP-2A Activity and the continued project management of the purchase and resale of foreclosed properties for the NSP-2B Activity. Administration expenses incurred during the quarter of July-Sept 2012 were \$2,377.38 and are reported here. Administration expenses incurred during the quarter ending December 31, 2012 totaling \$2,437.79 are also reported here. Both requests for reimbursement were received 3/7/2013 and are under review for program eligibility.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

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-3B
Activity Title:	Grant Administration-City of San Diego

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

0003

Project Title:

NSP Administration

Projected Start Date:

04/21/2009

Projected End Date:

12/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of San Diego, Economic Development Division

Overall

	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$100,000.00
Total Budget	\$0.00	\$100,000.00
Total Obligated	\$0.00	\$100,000.00
Total Funds Drawdown	\$0.00	\$42,926.35
Program Funds Drawdown	\$0.00	\$42,926.35
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,934.17	\$96,501.01
City of San Diego, Economic Development Division	\$5,934.17	\$96,501.01
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP grant administrative activities carried out by City of San Diego staff, including: overseeing project and activity budgets; tracking NSP activities and accomplishments; maintaining and updating the City of San Diego's NSP Substantial Amendment and Action Plan as necessary; preparing and submitting Quarterly Performance Reports; reviewing and processing subrecipient requests for reimbursement; drawing NSP funds from the DRGR system; and overseeing and monitoring NSP program and subrecipient operations.

Location Description:

City of San Diego

Activity Progress Narrative:

In the quarter ending December 31, 2012, the City of San Diego staff continued administration activities for the City's NSP grant. This included, but was not limited to, ongoing monitoring of the SDHC subrecipient.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

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 Benefit (Households)

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	Oct 1 thru Dec 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$296,343.62
Total Budget	\$0.00	\$296,343.62
Total Obligated	\$0.00	\$296,343.62
Total Funds Drawdown	\$0.00	\$296,343.62
Program Funds Drawdown	\$0.00	\$149,001.05
Program Income Drawdown	\$0.00	\$147,342.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$296,343.62
San Diego Housing Commission	\$0.00	\$296,343.62
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 30, 2012, the City of San Diego's NSP subrecipient (San Diego Housing Commission) did not undertake additional NSP-4 activities. The Mountain View Estates NSP-4 Program was completed during the quarter ending September 30, 2011 and was previously reported as such. The developer of the project was the San Diego Community Housing Corporation. 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 in its NSP-4 activity(\$292,343.62) benefited low-income persons, as the units at the Mountain View Estates complex are affordable by covenant for 55 years to households earning up to 50% of AMI.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		1/5
#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		4/5
# of Multifamily Units		0		4/5

Beneficiaries Performance Measures

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

