

**Grantee: San Diego, CA**

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

**October 1, 2010 thru December 31, 2010 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:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
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	\$1,132,143.75	\$7,561,433.51
Program Funds Obligated	\$0.00	\$9,442,370.00
Program Funds Expended	\$18,859.09	\$7,564,398.55
Match Contributed	\$0.00	\$0.00
Program Income Received	\$765.76	\$1,665,648.47
Program Income Drawdown	\$548,330.76	\$1,284,961.68

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
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	\$195,179.81
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

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

## Overall Progress Narrative:

In the quarter ending December 31, 2010, the City of San Diego's NSP program approached the end of Financing Mechanism and Acquisition/Rehab and Resale to LMMI Homebuyers activities. An additional nine properties assisted under these activities were occupied by the homebuyers, rehabilitation activities continued on two properties, and two additional properties received homeownership and rehabilitation assistance and began rehabilitation. Rehabilitation of the vacant Mountain View Estates (Ocean View Boulevard/S. 42nd Street) property continued, and rehabilitation began on the Georgia Street Apartments low-income rental housing project.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
0001, NSP Eligible Use A	\$1,112,539.09	\$2,898,133.00	\$2,797,398.77
0002, NSP Eligible Use B	\$8,253.20	\$5,300,000.00	\$4,568,854.93
0003, NSP Administration	\$11,351.46	\$944,237.00	\$195,179.81
0004, NSP Eligible Use E	\$0.00	\$300,000.00	\$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, 2010**

**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>	\$1,112,539.09	\$2,797,398.77
<b>Program Funds Obligated</b>	\$0.00	\$2,898,133.00
<b>Program Funds Expended</b>	\$5,844.25	\$2,797,398.77
San Diego Housing Commission	\$5,844.25	\$2,797,398.77
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$3,314.67
<b>Program Income Drawdown</b>	\$138,089.50	\$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 December 31, 2010, five additional properties purchased and rehabilitated with funds from the NSP Financing Mechanism for First-Time Homebuyers activity were occupied by the homeowners. Additionally, rehabilitation continued on one property, and two additional properties received purchase and rehabilitation assistance and began the rehabilitation process.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	5	47/38
<b># of Singlefamily Units</b>	0	0/38

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	1	5	5/0	15/0	47/38	42.55
# Owner Households	1	1	5	5/0	15/0	47/38	42.55

## Activity Locations

Address	City	State	Zip
3940 Alpha Street	San Diego	NA	92113-
250 S. Siena Street	San Diego	NA	92114-
4405 Arendo Drive	San Diego	NA	92115-
1146 16th Street	San Diego	NA	92154-
261 Flowerdale Lane	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	

<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, 2010</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>	\$2,994.00	\$2,913,009.21
<b>Program Funds Obligated</b>	\$0.00	\$3,600,000.00
<b>Program Funds Expended</b>	\$0.00	\$2,913,009.21
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$605.00	\$605.00
<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:**

In the quarter ending December 31, 2010, rehabilitation began on the Georgia Street Apartments LH 25% project.

**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, 2010**

**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>	\$5,259.20	\$1,655,845.72
<b>Program Funds Obligated</b>	\$0.00	\$1,700,000.00
<b>Program Funds Expended</b>	\$0.00	\$1,655,845.72
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$160.76	\$1,661,728.80
<b>Program Income Drawdown</b>	\$410,241.26	\$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 December 31, 2010, four additional properties purchased, rehabilitated, and resold with funds from the NSP Acquisition/Rehab and Resale to LMMI Homebuyers activity were occupied by the homebuyers, and rehabilitation continued on one property.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	4	7/7
<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	4		7/7	
# 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	2	1	4	2/0	2/0	7/7	57.14
# Owner Households	0	0	0	0/0	0/0	0/7	0

### Activity Locations

Address	City	State	Zip
2576 Biola Avenue	San Diego	NA	92154-
2330 Ladlehill Drive	San Diego	NA	92139-
359 Winewood Street	San Diego	NA	92114-
634 42nd Street	San Diego	NA	92102-

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>NSP-3</b>
<b>Activity Title:</b>	<b>Grant Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

0003

**Project Title:**

NSP Administration

**Projected Start Date:**

04/21/2009

**Projected End Date:**

07/31/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

San Diego Housing Commission

**Overall**

**Oct 1 thru Dec 31, 2010**

**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>	\$11,351.46	\$195,179.81
<b>Program Funds Obligated</b>	\$0.00	\$944,237.00
<b>Program Funds Expended</b>	\$13,014.84	\$198,144.85
San Diego Housing Commission	\$13,014.84	\$198,144.85
<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:**

In the quarter ending December 31, 2010, 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

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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, 2010**

**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	\$300,000.00
<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:**

In the quarter ending December 31, 2010, rehabilitation work continued on the Mountain View Estates project under the Redevelop Demolished or Vacant Properties activity.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/5
<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	0	0/5
# 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	0	0	0	0/0	0/0	0/5	0
# Renter Households	0	0	0	0/0	0/0	0/5	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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