

**Grantee: San Diego, CA**

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

**July 1, 2009 thru September 30, 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:**

<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	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
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

<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	\$0.00
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:

As of September 30, 2009, more than 75 prequalification packages have been received, and 45 homebuyers have been preapproved for purchase and rehabilitation financing. However, due to a competitive local housing market including investors making cash offers above list prices, only 9 home purchase transactions have been completed using the financing mechanisms of the end of the reporting period. To better address the competitive housing market, on September 15, 2009, the San Diego City Council and Housing Authority approved an amendment to the City of San Diego Neighborhood Stabilization Program allowing the San Diego Housing Commission, the City of San Diego's subrecipient, to directly purchase foreclosed and/or vacant homes, rehabilitate the homes, and then resell them to preapproved NSP homebuyers.

## 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	\$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**

**Jul 1 thru Sep 30, 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>	\$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:**

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 September 30, 2009, more than 75 prequalification packages have been received, and 45 homebuyers have been preapproved for purchase and rehabilitation financing. However, due to a competitive local housing market including investors making cash offers above list prices, only 9 NSP home purchase transactions using the financing mechanism have been completed as of the end of the reporting period.

To address the competitive housing market, on September 15, 2009, the San Diego City Council and Housing Authority approved an amendment to the City of San Diego Neighborhood Stabilization Program allowing the San Diego Housing Commission, the City of San Diego's subrecipient, to directly purchase foreclosed and/or vacant homes, rehabilitate the homes, and then resell them to preapproved NSP homebuyers. As of the quarter end, the Housing Commission has begun pursuing eligible residential properties for purchase and resale.

**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>	9	9/38

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	5	2	9	5/0	2/0	9/38	77.78
# Owner Households	5	2	9	5/0	2/0	9/38	77.78

### Activity Locations

Address	City	State	Zip
4468 38th St.	San Diego	NA	92116-
3087 Vesuvia Way	San Diego	NA	92139-
724 Firethorn St.	San Diego	NA	92154-
3021 Dardaina Dr.	San Diego	NA	92139-
6725 Mission Gorge Rd. #205B	San Diego	NA	92120-
3226 30th St. #6	San Diego	NA	92104-
6811 Alvarado Rd. #19	San Diego	NA	92120-
6627 Stonepine Ln.	San Diego	NA	92139-
4387 Zinnia Ct.	San Diego	NA	92154-

### 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>Jul 1 thru Sep 30, 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 NSP property acquisition funds in this quarter. The response window has closed for the Notice of Funding Availability for NSP Rental Activities issued by the San Diego Housing Commission, and the Housing Commission is reviewing property acquisition proposals.

**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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<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

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2009</b>	<b>To Date</b>
<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>	\$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:**

Grant administrative costs associated with the NSP funds.

**Location Description:**

City of San Diego

**Activity Progress Narrative:**

The grantee has hired a full-time Stimulus Program Specialist to be responsible for administration of and reporting for its NSP grant as well as its ARRA grants. The position began on September 14, 2009.

**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**

**Jul 1 thru Sep 30, 2009**

**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**

\$0.00

\$0.00

**Program Funds Obligated**

\$0.00

\$0.00

**Program Funds Expended**

\$0.00

\$0.00

**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:**

No progress to report for NSPrehabilitation/reconstruction funds in 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	0/5
<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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