

Grantee: San Diego, CA

Grant: B-08-MN-06-0521

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-08-MN-06-0521

Obligation Date:

03/24/2009

Grantee Name:

San Diego, CA

Award Date:

03/03/2009

Grant Amount:

\$9,442,370.00

Contract End Date:

03/03/2013

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:**

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	\$101,810.69	\$8,175,216.29
Program Funds Obligated	\$0.00	\$9,442,370.00
Program Funds Expended	\$15,574.56	\$8,175,216.29
Match Contributed	\$0.00	\$0.00
Program Income Received	\$147,582.90	\$1,813,231.37
Program Income Drawdown	\$99,834.03	\$1,384,795.71

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	\$304,499.99
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 June 30, 2011, the City of San Diego's NSP program had substantially completed its NSP activities. The one ongoing activity, the City View Apartments NSP-2A activity, continued rehabilitation. This rehabilitation is expected to be completed in March 2012. The City of San Diego continued its administration of NSP activities, conducting a monitoring visit of its NSP subrecipient and conducting a review of NSP program income receipts and expenditures prior to drawing outstanding expenses against said program income.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, NSP Eligible Use A	\$81,528.87	\$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	\$20,281.82	\$944,237.00	\$219,813.49
0004, NSP Eligible Use E	\$0.00	\$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

Apr 1 thru Jun 30, 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	\$81,528.87	\$2,878,927.64
Program Funds Obligated	\$0.00	\$2,898,133.00
Program Funds Expended	\$0.00	\$2,878,927.64
San Diego Housing Commission	\$0.00	\$2,878,927.64
Match Contributed	\$0.00	\$0.00
Program Income Received	(\$2,539.67)	\$775.00
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 current quarter, the City of San Diego's NSP program completed its last NSP-1 activity. Unless additional NSP program income is received or funds are shifted from other NSP activity budgets, no additional NSP-1 activities will be undertaken. Regarding the addresses of homes assisted with NSP-1 activity funds, the home at 4405 Arendo Drive, San Diego, CA 92115-5607, was mistakenly entered into the City's QPR twice in previous quarters. However, this property is not double-counted in the City's NSP accomplishments or demographic information. Also, program income received in previous quarters from NSP-1 activities is being reversed in the amount of \$3,314.67 and received in the amount of \$775.00. The \$3,314.67 previously received as program income in early 2010 was in fact fees paid by NSP clients that were later refunded to the clients.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	51/38
# of Singlefamily Units	1	51/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	7/0	15/0	51/38	43.14
# Owner Households	0	0	1	7/0	15/0	51/38	43.14

Activity Locations

Address	City	State	Zip
1730 Plaza Crest Ridge Road	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

Apr 1 thru Jun 30, 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	\$0.00	\$3,271,628.39
Program Funds Obligated	\$0.00	\$3,600,000.00
Program Funds Expended	\$0.00	\$3,271,628.39
San Diego Housing Commission	\$0.00	\$3,271,628.39
Match Contributed	\$0.00	\$0.00
Program Income Received	(\$605.00)	\$0.00
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 current quarter, rehabilitation of the City View Apartments NSP-2A project continued. The expected completion date for the rehabilitation is March 2012. Also, please note that the program income previously received in DRGR for the NSP-2A activity has been reversed. The \$605.00 previously received as program income was in fact a refund of excess closing cost funds and therefore an "applicable credit."

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		0/30	
# of Multifamily Units	0		0/30	

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	0/30	0/0	0/30	0
# Renter 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

Apr 1 thru Jun 30, 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	\$150,727.57	\$1,812,456.37
Program Income Drawdown	\$15,147.53	\$828,528.12

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 current quarter, the City of San Diego's NSP program did not undertake any new NSP-2B activities. The City does not anticipate undertaking any additional NSP-2B activities.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	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	0	8/7
Total acquisition compensation to	0	0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		8/7	
# of Singlefamily Units	0		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	0	2/0	2/0	8/7	50.00
# Owner Households	0	0	0	2/0	2/0	8/7	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-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

Apr 1 thru Jun 30, 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	\$20,281.82	\$219,813.49
Program Funds Obligated	\$0.00	\$944,237.00
Program Funds Expended	\$15,574.56	\$219,813.49
San Diego Housing Commission	\$15,574.56	\$219,813.49
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$84,686.50	\$84,686.50

Activity Description:

Grant administrative costs associated with the NSP funds.

Location Description:

City of San Diego

Activity Progress Narrative:

In the current quarter, the City of San Diego's NSP administration activities continued, including a monitoring of its NSP subrecipient, the San Diego Housing Commission.

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

Apr 1 thru Jun 30, 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	\$0.00	\$149,001.05
Program Funds Obligated	\$0.00	\$300,000.00
Program Funds Expended	\$0.00	\$149,001.05
San Diego Housing Commission	\$0.00	\$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 current quarter, the City of San Diego conducted a review of NSP program income prior to drawing the final payment for its NSP-4 activity from program income.

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	