

Action Plan

Grantee: Chula Vista, CA

Grant: B-08-MN-06-0504

LOCCS Authorized Amount:	\$ 2,830,072.00
Grant Award Amount:	\$ 2,830,072.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,366,460.07
Total Budget:	\$ 5,196,532.07

Funding Sources

Funding Source

NSP

Funding Type

Do not select this item.

Narratives

Areas of Greatest Need:

Properties acquired through this program will be located in one of the designated census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Distribution and and Uses of Funds:

Funds will be used for planning/administration of the NSP program in carrying out activities such:

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,

1. General acquisition;

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2. Acquisition/rehabilitation for resale to eligible homebuyers; and,

,

3. Acquisition/rehabilitation for rental to very low income households (<50%AMI).

,

Definitions and Descriptions:

Low Income Targeting:

Funds are programmed to target households earning no more than 120% of median income for the homebuyer assistance program. The rental program is targeted to households earning no more than 50% of median income.

Acquisition and Relocation:

Funds will be used to purchase vacant properties only. Relocation activities will not be undertaken.



Public Comment:

The City has adopted a Citizen Participation Plan which outlines the City's requirements to incorporate community input in all (NSP) related transactions such as Plan adoptions and or amendments. It is the City's practice to allow the public ample time to request, review and provide any input on the proposed use of funds.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1.	Administration	1. Administration	Planning/Administration
2.	SDHC-Acquisiton/Rehab for Rental	2a. Rental-Glover	Rental - Glover
		2b. Rental-Colorado	Rental-Colorado
		2c. Huntington	Rental - Huntington
		2d. Scattered	Rental - Scattered
3.	Homebuyer Assistance	3a. HomeBuyer-Lopez	Lopez - Fig
		3b. HomeBuyer-Felan	Felan-Marble Canyon
		3c. HomeBuyer Frutos	Frutos-Tiburon
		3d. HomeBuyer-Urbina	Urbina-Zaragoza
		3e. HomeBuyer-Cisneros	Cisneros
4.	Acquisiton/Rehab for Resell	4a. Resell-General Funds	Resell
		Cancelled-1	Cancelled-1
		Cancelled-2	Cancelled-2
		Cancelled-3	Cancelled-3
		Cancelled-5	Cancelled-5
		Cancelled-6	Cancelled-6
		Cancelled-7	Cancelled-7
		Cancelled-8	Cancelled-8
5.	New Construction	5a.	Lofts on Landis
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / Title: 1. / Administration

Grantee Activity Number: 1. Administration
Activity Title: Planning/Administration

Activity Type:

Administration

Project Number:

1.

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

01/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 488,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 488,000.00

Benefit Report Type:

NA

Program Income Account:

Resell Program

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Chula Vista, Redevelopment & Housing

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Chula Vista

City of Chula Vista, Redevelopment & Housing

Organization Type

Local Government

Local Government

Proposed Budget

\$ 488,000.00

\$ 0.00

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

City of Chula Vista Department of Redevelopment and Housing 276 Fourth Avenue Chula Vista, California 91910

Activity Description:

Administration funds will be utilized for staff costs associated with the management and administration of Chula Vista's NSP program, including planning, regulatory compliance (i.e underwriting loan, monitoring, inspections, etc.), contract administration, and fiscal management.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: 2. / SDHC-Acquisiton/Rehab for Rental

Grantee Activity Number: 2a. Rental-Glover
Activity Title: Rental - Glover

Activity Type:

Acquisition - general

Project Number:

2.

Projected Start Date:

10/12/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

SDHC-Acquisiton/Rehab for Rental

Projected End Date:

06/30/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 668,690.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 668,690.00

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00
# of Permanent Jobs Created	4	4		100.00

Proposed Accomplishments	Total
# of Multifamily Units	4
# of Housing Units	4
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	1
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

San Diego Community Housing Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
San Diego Community Housing Corporation	Non-Profit	\$ 668,690.00

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Description:

The City was required to utilize a minimum of 25% of its NSP funds for a use which benefits the very low income population earning 50% of the Area Median Income and below. The City plans to meet and exceed that requirement by setting aside 35% of its total NSP funds for two rental projects. This project utilized 24% of the funds (\$668,690) for the purchase and rehabilitation of a fourplex located on the west side of Chula Vista. The property was foreclosed and abandoned and added blight to the area. Once rehabilitated, the units will be made available to foster youth aging out of the Foster Care System, preventing them from becoming homeless.

Environmental Assessment: EXEMPT

Environmental Reviews: None





Grantee Activity Number: 2b. Rental-Colorado
Activity Title: Rental-Colorado

Activity Type:

Acquisition - general

Project Number:

2.

Projected Start Date:

10/12/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

SDHC-Acquisiton/Rehab for Rental

Projected End Date:

06/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 331,310.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 331,310.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Multifamily Units	1
# of Housing Units	1
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

San Diego Community Housing Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Chula Vista, Redevelopment & Housing	Local Government	\$ 0.00
San Diego Community Housing Corporation	Non-Profit	\$ 331,310.00

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates, based on data collected in Exhibits A - E. These have been designated as neighborhoods of high risk and include tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419

Activity Description:

The City was required to utilize a minimum of 25% of its NSP funds for a use which benefits the very low income population earning 50% of the Area Median Income and below. The City plans to meet and exceed that requirement by setting aside 35% (\$1,000,000) of its total NSP funds for two rental projects.

This project utilized 12% of the funds (\$331,310) for the purchase and rehabilitation of a duplex located on the west side of Chula Vista. The property was foreclosed and abandoned and added blight to the area. Once rehabilitated, the units will be made available to foster youth aging out of the Foster Care System, preventing them from becoming homeless.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 2c. Huntington
Activity Title: Rental - Huntington

Activity Type:

Acquisition - general

Project Number:

2.

Projected Start Date:

08/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

SDHC-Acquisiton/Rehab for Rental

Projected End Date:

12/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 267,614.73

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 267,614.73

Benefit Report Type:

NA

Program Income Account:

Resell Program

Proposed Beneficiaries

of Permanent Jobs Created

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

San Diego Community Housing Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Chula Vista

San Diego Community Housing Corporation

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 267,614.73

\$ 0.00

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

NSP Targeted Areas within the City of Chula Vista.

Activity Description:

Funds were used for the purchase and rehabilitation of a single family unit for the purpose of providing rental opportunities to very low income households.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 2d. Scattered
Activity Title: Rental - Scattered

Activity Type:

Acquisition - general

Project Number:

2.

Projected Start Date:

07/01/2014

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

SDHC-Acquisiton/Rehab for Rental

Projected End Date:

01/15/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 310,613.67

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 310,613.67

Benefit Report Type:

Direct (Households)

Program Income Account:

Resell Program

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	1			0.00
# of Households	1			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Chula Vista

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Chula Vista

Organization Type

Local Government

Proposed Budget

\$ 310,613.67

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

Activity Description:

Funds will be used to acquire a 1 bedroom unit in NSP eligible areas.

Environmental Assessment:

Environmental Reviews: None

Project # / Title: 3. / Homebuyer Assistance

Grantee Activity Number: 3a. HomeBuyer-Lopez
Activity Title: Lopez - Fig

Activity Type:

Acquisition - general

Project Number:

3.

Projected Start Date:

03/24/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Homebuyer Assistance

Projected End Date:

06/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 41,750.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 41,750.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Resell Program

Proposed Beneficiaries

Total

Low

Mod

Low/Mod%



# Owner Households	1	1	100.00
# of Households	1	1	100.00
# of Permanent Jobs Created			0.0

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community HousingWorks

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Community HousingWorks	Non-Profit	\$ 41,750.00
Funding Source Name	Matching Funds	Funding Amount
NSP	No	\$ 0.00

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Description:

Gap financing will be provided to households earning at or below 120% of the area median income, for the purchase of their first home. Assisting households in purchasing the abandoned and foreclosed homes helps stabilize the communities within the City of Chula Vista which have the greatest need.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 3b. HomeBuyer-Felan
Activity Title: Felan-Marble Canyon

Activity Type:

Acquisition - general

Project Number:

3.

Projected Start Date:

08/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

08/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 41,500.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 41,500.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Resell Program

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Properties

Total

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Chula Vista

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Chula Vista

Organization Type

Local Government

Proposed Budget

\$ 41,500.00

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:



Property is located at 1478 Marble Canyon Way in the eastern portion of the City in an NSP designated area.

Activity Description:

Funds will be used to provide financial assistance to an incom-eligible homebuyer.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 3c. HomeBuyer Frutos
Activity Title: Frutos-Tiburon

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

3.

Projected Start Date:

10/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

12/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 41,500.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 41,500.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Resell Program

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1		1	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community HousingWorks

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community HousingWorks

Organization Type

Non-Profit

Proposed Budget

\$ 41,500.00

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:



Property is located within an NSP targeted area in the eastern portion of the city, where the largest concentration of foreclosed properties exists.

Activity Description:

Funds were used to provide financial assistance to an income-eligible household for the purchase of their first home. The property, located on Tiburon, is a property which was purchased and rehabilitated with prior NSP funds. The proceeds from the sale of the property was returned to the city as program income.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 3d. HomeBuyer-Urbina
Activity Title: Urbina-Zaragoza

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

3.

Projected Start Date:

10/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

12/15/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 41,500.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 41,500.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Resell Program

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1		1	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community HousingWorks

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community HousingWorks

Organization Type

Non-Profit

Proposed Budget

\$ 41,500.00

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:



Property is located in an NSP targeted area in the eastern portion of the City.

Activity Description:

Funds were used to provide financial assistance to an income-eligible first time homebuyer. The property purchased is located in Caminito Zaragoza which was previously purchased and rehabilitated with NSP funds. The proceeds from the sale of the property have been reported as program income for future use.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: 3e. HomeBuyer-Cisneros
Activity Title: Cisneros

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

3.

Projected Start Date:

08/01/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Homebuyer Assistance

Projected End Date:

10/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 52,300.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 52,300.00

Benefit Report Type:

Direct (Households)

Program Income Account:

Resell Program

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

Community HousingWorks

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Community HousingWorks

Organization Type

Non-Profit

Proposed Budget

\$ 52,300.00

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00



Location Description:

Activity Description:

Funds were provided to an income-eligible first time homebuyer household.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: 4. / Acquisiton/Rehab for Resell

Grantee Activity Number: 4a. Resell-General Funds
Activity Title: Resell

Activity Type:
Acquisition - general

Project Number:
4.

Projected Start Date:
03/01/2010

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way

Project Title:
Acquisiton/Rehab for Resell

Projected End Date:
03/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,411,073.57

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,411,073.57

Program Income Account:
Resell Program

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
11		10	90.91



# of Households	11	10	90.91
# of Permanent Jobs Created			0.0

Proposed Accomplishments	Total
# of Singlefamily Units	11
# of Housing Units	11
# of Parcels acquired voluntarily	11
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	11

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community HousingWorks

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Community HousingWorks	Non-Profit	\$ 2,411,073.57

Funding Source Name	Matching Funds	Funding Amount
NSP	No	\$ 0.00

Location Description:

Program will be city-wide with priority given to the census tracts containing the highest existing and predicted foreclosure rates. These have been designated as neighborhoods of high risk and include census tracts: 12402, 12500, 12600, 12700, 12900, 13000, 13205, 13206, 13303, 13306, 13307, 13308, 13309, 13310, 13311, 13312, 13313, 13410, 13412, 13416, 13418 and 13419.

Activity Description:

Funds under this project were used for the acquisition and rehabilitation of single family homes for the purpose of reselling to income-eligible homeowners. The properties purchased are located in NSP designated areas and the households purchasing the homes are first time homebuyers.

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: Cancelled-1
Activity Title: Cancelled-1

Activity Type:

Acquisition - general

Project Number:

4.

Projected Start Date:

05/13/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisiton/Rehab for Resell

Projected End Date:

05/13/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total acquisition compensation to owners

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

Total



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community HousingWorks

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Chula Vista	Local Government	\$ 0.00
Community HousingWorks	Non-Profit	\$ 0.00

Location Description:

Activity Description:

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: Cancelled-2
Activity Title: Cancelled-2

Activity Type:

Acquisition - general

Project Number:

4.

Projected Start Date:

06/04/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisiton/Rehab for Resell

Projected End Date:

06/04/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

	Total	Low	Mod	Low/Mod%
# of Households	1			0.00
# of Permanent Jobs Created	1			0.00

Proposed Accomplishments

of Properties

Total

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community HousingWorks

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Chula Vista

Community HousingWorks

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 0.00

Location Description:



Activity Description:

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: Cancelled-3
Activity Title: Cancelled-3

Activity Type:

Acquisition - general

Project Number:

4.

Projected Start Date:

06/08/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisiton/Rehab for Resell

Projected End Date:

06/08/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1			0.00

Proposed Accomplishments

of Housing Units

of Properties

Total
1
1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community HousingWorks

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Chula Vista

Community HousingWorks

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 0.00

Location Description:



Activity Description:

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: Cancelled-5
Activity Title: Cancelled-5

Activity Type:

Acquisition - general

Project Number:

4.

Projected Start Date:

06/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisiton/Rehab for Resell

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

NA

Proposed Accomplishments

of Properties

Total

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community HousingWorks

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Chula Vista

Community HousingWorks

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 0.00

\$ 0.00

Location Description:



Activity Description:

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: Cancelled-6
Activity Title: Cancelled-6

Activity Type:

Acquisition - general

Project Number:

4.

Projected Start Date:

08/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisiton/Rehab for Resell

Projected End Date:

08/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1			0.00
# of Households	1			0.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

Total

1

1

1

1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Community HousingWorks

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Chula Vista	Local Government	\$ 0.00
Community HousingWorks	Non-Profit	\$ 0.00

Location Description:

Activity Description:

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: Cancelled-7
Activity Title: Cancelled-7

Activity Type:

Acquisition - general

Project Number:

4.

Projected Start Date:

08/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisiton/Rehab for Resell

Projected End Date:

08/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1			0.00

of Permanent Jobs Created

0.0

Proposed Accomplishments

of Housing Units

Total

1

Total acquisition compensation to owners

of Parcels acquired voluntarily

1

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

1



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Chula Vista

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Chula Vista

Organization Type

Local Government

Proposed Budget

\$ 0.00

Location Description:

Activity Description:

Environmental Assessment: EXEMPT

Environmental Reviews: None

Grantee Activity Number: Cancelled-8
Activity Title: Cancelled-8

Activity Type:

Acquisition - general

Project Number:

4.

Projected Start Date:

08/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisiton/Rehab for Resell

Projected End Date:

08/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
1			0.00

of Permanent Jobs Created

0.0

Proposed Accomplishments

of Housing Units

Total

1

of Parcels acquired voluntarily

of Parcels acquired by admin settlement

of Parcels acquired by condemnation

of buildings (non-residential)

of Properties

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Chula Vista

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
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Location Description:

Property is located at 1444 Tobias in Chula Vista. This is in the southern portion of the City, in an NSP designated census tract.

Activity Description:

Funds used for the acquisition and rehabilitation of a single family home for the purpose of reselling to an eligible homebuyer.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: 5. / New Construction

Grantee Activity Number: 5a.
Activity Title: Lofts on Landis

Activity Type:

Construction of new housing

Project Number:

5.

Projected Start Date:

10/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Status:

Completed

Project Title:

New Construction

Projected End Date:

06/01/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 500,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 500,000.00

Program Income Account:

Resell Program



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	17	13		76.47
# of Households	17	13		76.47

Proposed Accomplishments	Total
# of Multifamily Units	17
# of Housing Units	17
# of Elevated Structures	
# ELI Households (0-30% AMI)	4
#Units & other green	17
#Sites re-used	
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	17
#Low flow toilets	17
#Units with solar panels	

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Chula Vista

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Chula Vista	Local Government	\$ 500,000.00

Funding Source Name	Matching Funds	Funding Amount
NSP	No	\$ 0.00

Location Description:

Site is located at 240 Landis in the City of Chula Vista.

Activity Description:

Project Description: Construction of 33 affordable housing units targeted to residents earning 30-60% of the average median income (6 one-bedrooms, 15 two-bedrooms, and 12-three bedrooms). In addition project will include a street level leasing office, community building/center, one level of subterranean and podium parking (97 spaces total), and three levels of residential buildings. The project will also provide the Family Health Centers of San Diego with 1,276 square feet of office space and parking spaces for their staff and clients.

Estimated Cost of Project: \$26Million total. A portion will be funded through HOME (\$1.5Million) and NSP (\$500,000).

Environmental Assessment: COMPLETED



Environmental Reviews: None

Action Plan Comments:

- Reviewer - Approved. 10/30/09 RMD
- Reviewer - Approved per pending changes. RMD. 22/16/10.
- Reviewer - Changes not made correctly. RMD. 3/11/10. Last review date should be 2/16/10.
- Reviewer - Budget does not equal grant. Make changes. RMD. 3/11/10.
- Reviewer - Budget amount does not equal grant. Correct. RMD. 3/16/10
- Reviewer - Approved with corrections. RMD. 3/16/10.
- Reviewer - Grantee has met their obligation to obligate their NSP funds. Approved. RMD. 4/29/10.
- Reviewer - Approved. RMD. 5/5/10.
- Reviewer - Project 1; Activity cancelled. NSP2b, NSP4, NSP4a, 4b, and 4c. All the prior activity totals need Total Budget and Proposed Budget to agree. RMD. 6/22/10.
- Reviewer - First Activity still shows Proposed budget of 1,505,565. This is a cancelled activity and should be -0-.
- Reviewer - Grantee is now 100% obligated. Corrected Action Plan to balance Total Budget and Proposed Budget. Approved. RMD. 6/22/10.
- Reviewer - Correct Budget amounts for NSP2a. RMD. Resubmit. 6/28/10.
- Reviewer - Correction of NSP2a. Budget amounts now correct. Other Activities have been approved and grantee is 100% Obligated. Approved. RMD. 6/29/10.
- Reviewer - Approved. RMD. 7/15/10.
- Reviewer - Grantee updating Activities to match specific properties. Need to correct Total budget and Proposed budget on six Activities above. Re submit. RMD. 8/23/10.
Approval delayed due to DRGR lock out since 8/20/10.



- Reviewer - Corrections made. Approved. RMD. 8/24/10.
- Reviewer - Approved. RMD. 1/13/11.
- Reviewer - Grantee was completing their QPR report earlier and close three activities that were done. This caused the action plan to reopen. Approved. RMD. 1/28/11.
- Reviewer - Grantee has cancelled above Activities to recreate correct QPR reporting. Proposed budget has been zeroed by grantee, however, is still showing on the Action Plan. This should update at quarters end. Approved. RMD. 4/29/11.
- Reviewer - Approved. RMD. 7/1/11.
- Reviewer - Activity descriptions are not complete. Changes to Action Plan was not communicated. hjb 10/28/11
- Reviewer - City made correction to Activity 4A on Performance measurements. Approved hjb 10/30/2011
- Reviewer - Reviewed and Approved hjb 1/30/12
- Reviewer - Technical amendment to add acq/rehab/rental activity under Project #2 and budgeting \$750,000 in program income. Approved. EOO. 8/17/12.
- Reviewer - Reviewer Daysi Hernandez - Grantee updated amount of anticipated program income to be consistent with amount actually received. Approved DCH 07/30/13
- Reviewer - Substantial amendment to add redevelopment as an eligible activity. Approved by EOO for CVC. 11/4/13.
- Reviewer - Minor amendment to ensure budgeted amounts match obligated amounts. Approved. CVC. 04.30.2014
- Reviewer - City is making updates to Action Plan to prepare for closeout. Grantee adjusted budgets to ensure the both budgeted and obligated amounts of program funds and program income accurately represent expenditures. Approved. CVC. 07.31.2014
- Reviewer - City is making additional changes to Action Plan and will resubmit. Resubmit. 11.05.2014
- Reviewer - Grantee adjusted budget amounts for Activity 2C and made corrections to Activities 3A, 3D, #E, and 5A, to adjust matching funds other than NSP to zero. Approved. CVC. 11.12.2014
- Reviewer - Technical corrections. Approved. RMD. 2/3/15.
- Reviewer - Submission in error. Approved. RMD. m5/6/16.
- Reviewer - No changes. Approved. RMD. 5/30/18.
- Reviewer - Budget changes for close out. Approved. RMD. 8/28/18.

Action Plan History

Version	Date
B-08-MN-06-0504 AP#1	01/28/2011
B-08-MN-06-0504 AP#2	10/30/2011
B-08-MN-06-0504 AP#3	01/30/2012



B-08-MN-06-0504 AP#4	08/17/2012
B-08-MN-06-0504 AP#5	07/30/2013
B-08-MN-06-0504 AP#6	11/04/2013
B-08-MN-06-0504 AP#7	04/30/2014
B-08-MN-06-0504 AP#8	07/31/2014
B-08-MN-06-0504 AP#9	11/12/2014
B-08-MN-06-0504 AP#10	02/03/2015
B-08-MN-06-0504 AP#11	05/06/2016
B-08-MN-06-0504 AP#12	05/30/2018
B-08-MN-06-0504 AP#13	08/28/2018

