

# Action Plan

**Grantee:** San Diego County, CA

**Grant:** B-08-UN-06-0506

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<b>LOCCS Authorized Amount:</b>	\$ 5,028,328.47
<b>Grant Award Amount:</b>	\$ 5,028,328.47
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 68,483.56
<b>Total Budget:</b>	\$ 5,096,812.03

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## Funding Sources

Funding Source	Funding Type
CDBG Neighborhood Stabilization Program	Other Federal Funds

## Narratives

### Areas of Greatest Need:

This Action Plan is for the CDBG Neighborhood Stabilization Program Grant.

**INTRODUCTION** On July 30, 2008, Congress passed the Housing and Economic Recovery Act that appropriated \$3.92 billion of CDBG funds nationwide for emergency assistance for foreclosed or abandoned properties. On September 29, 2008, this \$3.92 billion was allocated to local and state jurisdictions by the U.S. Department of Housing and Urban Development (HUD), establishing the Neighborhood Stabilization Program (NSP). The County of San Diego's CDBG jurisdiction was allocated \$5,144,152 in grant funds. The County's jurisdiction includes the geographically large unincorporated area and the participating cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach. These grant funds are intended for the acquisition of foreclosed or abandoned properties that could be sources of blight within community. The County of San Diego's Department of Housing and Community Development (HCD) will administer the County's allocation of these funds. The strategy developed by the County of San Diego for the use of these funds will: 1. Create homebuyer opportunities for income eligible households to purchase foreclosed or abandoned homes; 2. Provide funds for the rehabilitation of foreclosed or abandoned homes purchased through this program with an emphasis on improvements resulting in increased energy efficiency and conservation of natural resources; 3. Provide funds to non-profit organizations and/or housing developers to purchase foreclosed or abandoned properties for rental units for income eligible households and/or special needs households. Administration for the NSP program for the target areas of unincorporated San Diego County and the cities of Coronado, Solana Beach, Del Mar, Poway, Imperial Beach, and Lemon Grove.

### Distribution and and Uses of Funds:

A. **AREAS OF GREATEST NEED** To determine the geographic areas of greatest NSP need, data provided by HUD and local data from DataQuick Information Systems was utilized.

B. **DISTRIBUTION AND USES OF FUNDS** Target areas with the greatest percentage of home foreclosures by community were identified by evaluating current local data from DataQuick Information Systems. Targeted communities include: Campo, Spring Valley, Jacumba, Lemon Grove, Boulevard, Pine Valley, Ranchita, Guatay, Dulzura, Bonsall, Valley Center, Imperial Beach, Lakeside, Palomar Mountain, Pauma Valley, Ramona, Fallbrook, Lincoln Acres, Bonita, Potrero, and Alpine.

The NSP funds will be used to provide assistance to low, moderate, and middle income (LMMI) homebuyers to purchase and rehabilitate foreclosed or abandoned properties. At least 25% of the NSP grant will be used to benefit low income households in the target areas.

**Rental Acquisition, Development, and Rehabilitation Program:** Housing acquired, developed, or rehabilitated with NSP funds for the purpose of providing permanent housing for LMMI individuals or families must be maintained as affordable housing for a period of 15 years and, in the case of rental properties, restrictive covenants will be placed on the title of the properties, which will hold a superior position to all liens and encumbrances.

The County of San Diego will target rehabilitation funds to improvements that will improve conservation and energy savings. All rehabilitation will be performed under the supervision of a licensed contractor in compliance with all local code requirements.

C. **LOW INCOME TARGETING** The amount of the NSP funds targeted to low-income households will be no less than \$1,286,038,



which is 25% of the total NSP allocation.

D. ACQUISITIONS & RELOCATION The County of San Diego does not intend to demolish or convert low- and moderate income dwelling units with NSP funds.

#### E. ACTIVITIES

NSP Downpayment/Closing Cost Assistance and Rehabilitation Program

(1) Activity Name: NSP Downpayment/Closing Cost Assistance and Rehabilitation Program (DCCAR)

(2) Activity Type: This NSP activity provides funds for the purchase of abandoned or foreclosed homes in the targeted areas for low, moderate, or middle income households.

(3) National Objective: This activity will benefit low, moderate and middle income persons as defined in the NSP Notice.

The NSP funds will be targeted to the areas of greatest need. The NSP DCCAR will benefit income-qualified persons by allowing them to purchase homes that they may not otherwise qualify to purchase and to provide rehabilitation funds for conservation and energy savings improvements to these homes. This program will allow eligible homebuyers with incomes up to 120% of the local area median income, as adjusted by household size, to purchase homes.

The NSP DCCAR loans are forgivable after 15 years, provided eligible homebuyers continue to occupy the homes as their primary residences, do not refinance for cash out purposes, and comply with all loan requirements.

NSP Affordable Housing Acquisition, Rehabilitation and Development Program

(1) Activity Name: NSP Affordable Housing Acquisition, Rehabilitation, and Development Program

(2) Activity Type: This NSP activity type is for the purchase, rehabilitation, and redevelopment of homes and residential properties.

(3) National Objective: The National Objective for this activity is to provide housing for households at or below 120% of the area median income.

(4) Activity Description: This activity will provide NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income.

All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, providing all loan and program terms are complied with.

NSP Administration

(1) Activity Name: NSP Administration

(2) Activity Type: NSP-grant administration HERA Section 2301 (e ) 2; CDBG grant administration 24 CFR 570.489(a)(i) is superseded by HERA.

(3) National Objective: Not required for administration.

(4) Activity Description: This activity is grant administration.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1A	1A NSP Homeownership	1	1
		1A Homeownership	1A Homeownership
2A	2A NOFA	2-00-NOFA Rental-H	2-00-NOFA Rental-Hitzke
		2-00-NOFA Rental-N	2-00-NOFA RENTAL-NCSC
		2-01-1013636-DOUGHERTY-ACQ	2-01-1013636-DOUGHERTY-ACQ
		2-01-1013636-DOUGHERTY-REH	2-01-1013636-DOUGHERTY-REH
		2A NOFA Rental-H	2A NOFA Rental
		2A NOFA Rental-N	2A NOFA Rental-NCSC
3A	3A NSP Administration	3	3



		3A NSP Administration	3A NSP Administration
9999	Restricted Balance	<i>No activities in this project</i>	
BCKT	Bucket Project	<i>No activities in this project</i>	



## Activities

**Project # / Title:** 1A / 1A NSP Homeownership

**Grantee Activity Number:** 1  
**Activity Title:** 1

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

1A

**Projected Start Date:**

04/01/2009

**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

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

1A NSP Homeownership

**Projected End Date:**

09/30/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 87,500.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 87,500.00

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
2	1	1	100.00
2	1	1	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

2

# of Housing Units

2

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

County of San Diego Department of Housing and Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

**Organization Type**

**Proposed Budget**



**Location Description:**

Target areas in the unincorporated areas of San Diego County and the six CDBG participating cities of Del Mar, Solana Beach, Lemon Grove, Imperial Beach, Poway, and Coronado. These target areas are based on HUD local data and local foreclosure data compiled by DataQuick.

Assisted activity locations include: 1363 Hemlock Ave, Imperial Beach 91932 (Census Tract 104.02) and 31916 Del Cielo Este #28, Bonsall CA 92003 (Census Tract 188.03).

**Activity Description:**

The NSP funds for this activity will be targeted to the areas of greatest need as identified by local and HUD data. The first priority for assistance will be given to eligible homebuyers purchasing eligible single family foreclosed or abandoned residences within the targeted areas identified under Section A of this Substantial Amendment. The NSP DCCAR assistance will benefit income-qualified persons by allowing them to purchase homes that they may not otherwise qualify to purchase and to provide rehabilitation funds for conservation and energy savings improvements to these homes. This program, in which at least 65% of the NSP funds will be set aside, will allow eligible homebuyers with incomes up to 120% of the local area median income, as adjusted by household size, to purchase homes. The NSP DCCAR loans are forgivable after 15 years, provided eligible homebuyers continue to occupy the homes as their primary residences, do not refinance for cash out purposes, and comply with all loan requirements. If a property is sold prior to the expiration of the affordability period of 15 years, at a minimum, the NSP funds must be repaid, or, if greater, an amount equal to the current fair market value of the property less the value attributable to the non-NSP portion of the acquisition and improvements to the property must be repaid, unless the home is sold to another LMMI household. Rehabilitation funds will be targeted to improvements that enhance conservation and energy efficiency.

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**Grantee Activity Number:** 1A Homeownership  
**Activity Title:** 1A Homeownership

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

1A

**Projected Start Date:**

04/01/2009

**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

**Environmental Assessment:**

**Activity Status:**

Completed

**Project Title:**

1A NSP Homeownership

**Projected End Date:**

09/30/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 50,000.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 50,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

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

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

County of San DiegoDepartment of Housing and Community Development

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

County of San DiegoDepartment of Housing and Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 50,000.00

**Location Description:**



Target areas in the unincorporated areas of San Diego County and the six CDBG participating cities of Del Mar, Solana Beach, Lemon Grove, Imperial Beach, Poway, and Coronado. These target areas are based on HUD local data and local foreclosure data compiled by DataQuick.

Assisted activity locations include: 32068 Del Cielo Este, Bonsall CA 92003 (Census Tract 188.03).

### Activity Description:

The NSP funds for this activity will be targeted to the areas of greatest need as identified by local and HUD data. The first priority for assistance will be given to eligible homebuyers purchasing eligible single family foreclosed or abandoned residences within the targeted areas. The NSP DCCAR assistance will benefit income-qualified persons by allowing them to purchase homes that they may not otherwise qualify to purchase and to provide rehabilitation funds for conservation and energy savings improvements to these homes. This program will allow eligible homebuyers with incomes up to 120% of the local area median income, as adjusted by household size, to purchase homes. The NSP DCCAR loans are forgivable after 15 years, provided eligible homebuyers continue to occupy the homes as their primary residences, do not refinance for cash out purposes, and comply with all loan requirements. If a property is sold prior to the expiration of the affordability period of 15 years, at a minimum, the NSP funds must be repaid, or, if greater, an amount equal to the current fair market value of the property less the value attributable to the non-NSP portion of the acquisition and improvements to the property must be repaid, unless the home is sold to another LMMI household. Rehabilitation funds will be targeted to improvements that enhance conservation and energy efficiency.

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## Project # / Title: 2A / 2A NOFA

<b>Grantee Activity Number:</b>	<b>2-00-NOFA Rental-H</b>
<b>Activity Title:</b>	<b>2-00-NOFA Rental-Hitzke</b>

### Activity Type:

Rehabilitation/reconstruction of residential structures

### Project Number:

2A

### Projected Start Date:

04/01/2009

### 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.

### Environmental Assessment:

COMPLETED

### Benefit Report Type:

Direct (Households)

### Activity Status:

Completed

### Project Title:

2A NOFA

### Projected End Date:

09/30/2011

### Project Draw Block Date by HUD:

### Activity Draw Block Date by HUD:

**Total Budget:** \$ 1,328,697.06

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,328,697.06



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

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Properties	4

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Hitzke Assets, LLC.

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
County of San Diego Department of Housing and Community Development	Local Government	\$ 0.00
Hitzke Assets, LLC.	For Profit	\$ 1,361,681.00

#### Location Description:

Targeted areas of Unincorporated San Diego County and the cities of Coronado, Del Mar, Solana Beach, Lemon Grove, Imperial Beach, and Poway as identified in the HUD local area data and local data compiled by DataQuick Information Systems. Assisted activity locations include: 488 Lynden Lane, Fallbrook 92028 (Census Tract 189.03), 14254 Resava Lane, Valley Center 92082 (Census Tract 191.06), 9210 Kenwood Dr, Spring Valley 91977 (Census Tract 137.02), and 9156 Tokaj Lane, Spring Valley 91977 (Census Tract 139.06).

#### Activity Description:

This activity will provide NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income. It is expected that up to \$4,520,546 of the NSP funds will be set aside for NOFA Rental activities; All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, providing all loan and program terms are complied with. The types of housing that will be provided through this activity are LMML permanent rental housing. This activity may target or prioritize funding for permanent housing for special needs populations, such as persons with disabilities or the elderly. The NSP funds under this activity will be targeted to the areas of greatest need as identified previously. This means that first priority for projects will be given to proposals for housing to be acquired within the highest priority target areas identified under Sections A of this Substantial Amendment. The NSP assistance will benefit income-qualified persons by providing affordable housing for LMML individuals and families, and may provide permanent housing for persons with special needs. This activity 2-NOFA Rental-H includes single unit rental acquisition/rehabilitation properties. These single unit property locations will be reported under this activity 2-NOFA Rental on the quarterly performance reports. Each multi-family NOFA Rental acquisition/rehabilitation activity will be set-up in DRGR under a unique activity number.



**Grantee Activity Number:** 2-00-NOFA Rental-N  
**Activity Title:** 2-00-NOFA RENTAL-NCSC

**Activitiy Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2A

**Projected Start Date:**

04/01/2009

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

2A NOFA

**Projected End Date:**

09/30/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,295,272.34

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,295,272.34

**Proposed Beneficiaries**

# Renter Households

**Total**

5

**Low**

5

**Mod**

**Low/Mod%**

100.00

# of Households

5

5

100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

5

# of Housing Units

5

# of Properties

5

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

North County Solutions for Change,Inc.

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

North County Solutions for Change,Inc.

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 1,295,272.34



**Location Description:**

Targeted areas of Unincorporated San Diego County and the cities of Coronado, Del Mar, Solana Beach, Lemon Grove, Imperial Beach, and Poway as identified in the HUD local area data and local data compiled by DataQuick Information Systems. Assisted activity locations include: 140 Almond St, Fallbrook 92028 (Census Tract 189.06), 868 East Alvarado St. Unit 4, Fallbrook 92028 (Census Tract 189.04), 5753 Kensington Place, Bonsall 92003 (Census Tract 188.03), 12682 Cumbres Rd, Valley Center 92082 (Census Tract 191.03), and 31916 Del Cielo Este #33, Bonsall 92003 (Census Tract 188.03).

**Activity Description:**

This activity will provide NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income. It is expected that up to \$4,520,546 of the NSP funds will be set aside for NOFA Rental activities; All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, providing all loan and program terms are complied with. The types of housing that will be provided through this activity are LMHI permanent rental housing. This activity may target or prioritize funding for permanent housing for special needs populations, such as persons with disabilities or the elderly. The NSP funds under this activity will be targeted to the areas of greatest need as identified previously. This means that first priority for projects will be given to proposals for housing to be acquired within the highest priority target areas identified under Sections A of this Substantial Amendment. The NSP assistance will benefit income-qualified persons by providing affordable housing for LMHI individuals and families, and may provide permanent housing for persons with special needs. This activity 2-NOFA Rental-N includes single unit rental acquisition/rehabilitation properties. These single unit property locations will be reported under this activity 2-NOFA Rental on the quarterly performance reports. Each multi-family NOFA Rental acquisition/rehabilitation activity will be set-up in DRGR under a unique activity number.

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**Grantee Activity Number:** 2-01-1013636-DOUGHERTY-ACQ  
**Activity Title:** 2-01-1013636-DOUGHERTY-ACQ

**Activity Type:**

Acquisition - general

**Project Number:**

2A

**Projected Start Date:**

09/03/2009

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

2A NOFA

**Projected End Date:**

09/10/2009

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 174,945.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 174,945.00

**Proposed Beneficiaries**

# Renter Households

**Total**

**Low**

**Mod**

**Low/Mod%**

2

2

100.00

# of Households

2

2

100.00

**Proposed Accomplishments**

# of Multifamily Units

**Total**

2

# of Housing Units

2

# of Parcels acquired voluntarily

2

# of Properties

2

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

North County Solutions for Change, Inc.

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

North County Solutions for Change, Inc.

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 174,945.00



**Location Description:**

233-235 East Dougherty St, Fallbrook, CA 92028 (Census Tract 189.03)

**Activity Description:**

The acquisition and rehabilitation of the project is to be financed by a loan not to exceed \$301,084. Of this amount, \$174,945 will be used for acquisition of the property and up to \$126,139 will be disbursed on a claim reimbursement basis for rehabilitation expenditures. The project will acquire and rehabilitate two single family rental units located at 233-235 East Dougherty St, Fallbrook, CA 92028, as an affordable rental housing project to be rented and occupied by low-income households at or below 50% of the Area Median Income (AMI).

One three-bedroom unit and one one-bedroom unit, shall be designated as the Affordable Units and shall be occupied by very low-income households whose gross annual incomes, at the time of initial occupancy, do not exceed fifty percent (50%) of the Area Median Income (AMI) for San Diego County, California.

NSP Activity 2-01-1013636-DOUGHERTY-REH supplements this activity up to \$126,139.

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**Grantee Activity Number:** 2-01-1013636-DOUGHERTY-REH  
**Activity Title:** 2-01-1013636-DOUGHERTY-REH

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2A

**Projected Start Date:**

09/03/2009

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

2A NOFA

**Projected End Date:**

10/01/2009

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 126,139.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 126,139.00

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
North County Solutions for Change, Inc.	Acquisition - general	2A	2-01-1013636-DOUGHERTY-ACQ	2-01-1013636-DOUGHERTY-ACQ	General Account

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

**Proposed Accomplishments**

	Total
# of Multifamily Units	2
# of Housing Units	2
# ELI Households (0-30% AMI)	
# of Properties	2



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

North County Solutions for Change, Inc.

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

North County Solutions for Change, Inc.

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 126,139.00

**Location Description:**

233-235 East Dougherty St, Fallbrook, CA 92028 (Census Tract 189.03)

**Activity Description:**

The acquisition and rehabilitation of the project is to be financed by a loan not to exceed \$301,084. Of this amount, \$174,945 will be used for acquisition of the property and up to \$126,139 will be disbursed on a claim reimbursement basis for rehabilitation expenditures. The project will acquire and rehabilitate two single family rental units located at 233-235 East Dougherty St, Fallbrook, CA 92028, as an affordable rental housing project to be rented and occupied by low-income households at or below 50% of the Area Median Income (AMI).

One three-bedroom unit and one one-bedroom unit, shall be designated as the Affordable Units and shall be occupied by very low-income households whose gross annual incomes, at the time of initial occupancy, do not exceed fifty percent (50%) of the Area Median Income (AMI) for San Diego County, California.

NSP Activity 2-01-1013636-DOUGHERTY-ACQ supplements this activity up to \$174,945.

**Grantee Activity Number:** 2A NOFA Rental-H  
**Activity Title:** 2A NOFA Rental

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2A

**Projected Start Date:**

04/01/2009

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

2A NOFA

**Projected End Date:**

09/30/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 809,509.83

**Other Funds:** \$ 0.00

**Total Funds:** \$ 809,509.83

**Proposed Beneficiaries**

# Renter Households

**Total**

2

**Low**

2

**Mod**

**Low/Mod%**

100.00

# of Households

2

2

100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

2

# of Housing Units

2

# of Properties

2

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Hitzke Assets, LLC.

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

County of San Diego Department of Housing and Community Development

Hitzke Assets, LLC.

**Organization Type**

Local Government

For Profit

**Proposed Budget**

\$ 0.00

\$ 815,658.00



**Location Description:**

Targeted areas of Unincorporated San Diego County and the cities of Coronado, Del Mar, Solana Beach, Lemon Grove, Imperial Beach, and Poway as identified in the HUD local area data and local data compiled by DataQuick. Assisted activity locations include: 13032 Maplevue Street, Lakeside 92040 (Census Tract 168.04), and 1400 Madera Street, Lemon Grove 91945 (Census Tract 142).

**Activity Description:**

This activity provides NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income. All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, provided all loan and program terms are complied with. The types of housing that will be provided through this activity are LMMI permanent rental housing. This activity may target or prioritize funding for permanent housing for special needs populations, such as persons with disabilities or the elderly. The NSP funds under this activity will be targeted to the areas of greatest need as identified previously. This means that first priority for projects will be given to proposals for housing to be acquired within the highest priority target areas. This activity 2A NOFA Rental-H includes single unit rental acquisition/rehabilitation properties. These single unit property locations will be reported under this activity 2A NOFA Rental-H on the quarterly performance reports. Each multi-family NOFA Rental acquisition/rehabilitation activity will be set-up in DRGR under a unique activity number.

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**Grantee Activity Number:** 2A NOFA Rental-N  
**Activity Title:** 2A NOFA Rental-NCSC

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2A

**Projected Start Date:**

04/01/2009

**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.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

2A NOFA

**Projected End Date:**

09/30/2011

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 698,404.91

**Other Funds:** \$ 0.00

**Total Funds:** \$ 698,404.91

**Proposed Beneficiaries**

# Renter Households

**Total**

**Low**

**Mod**

**Low/Mod%**

2

2

100.00

# of Households

2

2

100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

2

# of Housing Units

2

# of Properties

2

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

North County Solutions for Change, Inc.

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

North County Solutions for Change, Inc.

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 698,404.91



**Location Description:**

Targeted areas of Unincorporated San Diego County and the cities of Coronado, Del Mar, Solana Beach, Lemon Grove, Imperial Beach, and Poway as identified in the HUD local area data and local data compiled by DataQuick. Assisted activity locations include: 1030 Old Stage Road, Fallbrook 92028 (Census Tract 189.05) and 131 East Dougherty St, Fallbrook 92028 (Census Tract 189.03).

**Activity Description:**

This activity provides NSP funds to eligible non-profit agencies and developers to acquire, develop, and rehabilitate eligible foreclosed properties to provide long-term affordable housing for eligible individuals and families with priority for projects that benefit households with incomes at or below 50% of the area median income. All properties acquired under this activity with NSP funds will have restrictive covenants for a mandatory 15 year affordability period for the agreed upon project affordability levels. The funds will be issued as loans, but the loans will be forgiven after 15 years, provided all loan and program terms are complied with. The types of housing that will be provided through this activity are LMML permanent rental housing. This activity may target or prioritize funding for permanent housing for special needs populations, such as persons with disabilities or the elderly. The NSP funds under this activity will be targeted to the areas of greatest need as identified previously. This means that first priority for projects will be given to proposals for housing to be acquired within the highest priority target areas. This activity 2A NOFA Rental-N includes single unit rental acquisition/rehabilitation properties. These single unit property locations will be reported under this activity 2A NOFA Rental-N on the quarterly performance reports. Each multi-family NOFA Rental acquisition/rehabilitation activity will be set-up in DRGR under a unique activity number.

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**Project # / Title: 3A / 3A NSP Administration**

**Grantee Activity Number:** 3  
**Activity Title:** 3

**Activity Type:**

Administration

**Project Number:**

3A

**Projected Start Date:**

04/01/2009

**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)

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

3A NSP Administration

**Projected End Date:**

09/30/2011

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 208,039.28

**Other Funds:** \$ 0.00

**Total Funds:** \$ 208,039.28



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

County of San Diego Department of Housing and Community Development

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

County of San Diego Department of Housing and Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 208,039.28

**Location Description:**

Administration for the NSP program for the target areas of unincorporated San Diego County and the cities of Coronado, Solana Beach, Del Mar, Poway, Imperial Beach, and Lemon Grove.

**Activity Description:**

This activity is grant administration which includes, but is not limited to, the following administration activities: Compliance monitoring (NSP requirement, Labor Standards, Section 3, procurement, conflict of interest, EEO, URA, affirmative marketing, etc.); Environmental review for compliance with the National Environmental Policies Act (NEPA); Contracting; Procurement (including issuing appropriate Requests for Proposals, Notices of Funding Opportunities, etc.); Financial data collection, reporting, and tracking; Producing necessary reports; Data entry and reporting through DRGR; Providing technical assistance to activity sponsors; and, ensuring public participation.

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

**Activity Type:**

Administration

**Project Number:**

3A

**Projected Start Date:**

04/01/2009

**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)

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

3A NSP Administration

**Projected End Date:**

09/30/2011

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 254,943.72**Other Funds:** \$ 0.00**Total Funds:** \$ 254,943.72**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

County of San DiegoDepartment of Housing and Community Development

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

County of San DiegoDepartment of Housing and Community Development

**Organization Type**

Local Government

**Proposed Budget**

\$ 254,943.72

**Location Description:**

Administration for the NSP program for the target areas of unincorporated San Diego County and the cities of Coronado, Solana Beach, Del Mar, Poway, Imperial Beach, and Lemon Grove.

**Activity Description:**

This activity is grant administration which includes, but is not limited to, the following administration activities: Compliance monitoring (NSP requirement, Labor Standards, Section 3, procurement, conflict of interest, EEO, URA,

affirmative marketing, etc.); Environmental review for compliance with the National Environmental Policy Act (NEPA); Contracting; Procurement (including issuing appropriate Requests for Proposals, Notices of Funding Opportunities, etc.); Financial data collection, reporting, and tracking; Producing necessary reports; Data entry and reporting through DRGR; Providing technical assistance to activity sponsors; and, ensuring public participation.

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## Action Plan Comments:

- Reviewer - Revisions to the Plan received by HUD-LA on 9/23/09. Changes include moving funds between existing activities and expansion of existing eligible areas to include several census tracts originally interpreted to be within another jurisdiction's boundaries (but are actually within San Diego County's jurisdiction); also the changes published in the Bridge Notice have been incorporated. Approved 10/1/09. JWY
- Reviewer - Minor amendment to move funds among activities. Approved 3/11/10 jwy
- Reviewer - Amendment is to create projects according to guidance and move activities out of the "bucket" project. This is an interim amendment, to be followed by a full movement of all draws to be moved into the newly created projects. Approved. 3/15/10 jwy
- Reviewer - Minor adjustment to move funds between activities. Approved 8/11/10 jwy
- Reviewer - Minor adjustment to move funds between activities. Approved 8/16/10 jwy
- Reviewer - Minor adjustment to move funds between activities. Approved 10/14/10 jwy
- Reviewer - Restructuring of AP complete. All activities removed from bucket project. Approved 11.22.10 jwy
- Reviewer - Performance measures changed per HQ direction. Approved 2.2.11 jwy
- Reviewer - Minor administrative changes. Approved 8.17.11 jwy
- Reviewer - Edits to the Action Plan to correct the activity type on the rental activities from acquisition to rehabilitation/reconstruction of residential structures and also completed the information on the responsible organizations. Approved. RMD. 2/29/16.
- Reviewer - Budget approved. RMD. 6/8/16 corrections.
- Reviewer - PI transfer completed. Approved. RMD. 11/22/16.

## Action Plan History

Version

Date



B-08-UN-06-0506 AP#1	11/22/2016
B-08-UN-06-0506 AP#2	07/08/2016
B-08-UN-06-0506 AP#3	02/29/2016
B-08-UN-06-0506 AP#4	08/17/2011
B-08-UN-06-0506 AP#5	10/14/2010

