

Grantee: San Diego, CA

Grant: B-08-MN-06-0521

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-06-0521

Obligation Date:**Grantee Name:**

San Diego, CA

Award Date:**Grant Amount:**

\$9,442,370.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

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 ("25% set-aside"); 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.

Recovery Needs:

Four activities are associated with this action plan as identified in the approved Substantial Amendment:

Financing Mechanism - Homeownership assistance, including counseling, to between 75-92 first-time homebuyers at a budget of \$6,173,600;

Acquisition/Rehabilitation and rental to low-income tenants (the 25 percent set-aside) to benefit approximately 30 households at a budget of \$2,124,533;

Redevelopment of 2-5 demolished/vacant properties at a budget of \$200,000, and;

Administrative costs to implement the NSP grant at a budget of \$944,237.

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	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$38.89
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,416,355.50	\$0.00
Limit on Admin/Planning	\$944,237.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

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

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, NSP Activities	\$0.00	\$0.00	\$9,442,370.00	\$0.00
9999, Restricted Balance	\$0.00	\$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

Activity Status:

Under Way

Project Number:

0001

Project Title:

NSP Activities

Projected Start Date:

05/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

San Diego Housing Commission

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$4,473,600.00
Total CDBG Program Funds Budgeted	N/A	\$4,473,600.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Financing for the purchase and redevelopment of foreclosed upon homes and residential properties. This activity also involves homebuying counseling for between 55-92 homebuyers.

Location Description:

City of San Diego

Activity Progress Narrative:

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

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

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	9	0/0	0/0	9/55
# of Households benefitting	5	2	9	5/0	2/0	9/55

Activity Locations

Address	City	State	Zip
4468 38th St.	San Diego	NA	92116-
3087 Vesuvia Way	San Diego	NA	92139-

724 Firethorn St.	San Diego	NA	92154-
6725 Mission Gorge Rd. #205B	San Diego	NA	92120-
3021 Dardaina Dr.	San Diego	NA	92139-
6811 Alvarado Rd. #19	San Diego	NA	92120-
3226 30th St. #6	San Diego	NA	92104-
4387 Zinnia Ct.	San Diego	NA	92154-
6627 Stonepine Ln.	San Diego	NA	92139-

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 - buyout of residential properties

Activity Status:

Under Way

Project Number:

0001

Project Title:

NSP Activities

Projected Start Date:

06/01/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

San Diego Housing Commission

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$2,124,533.00
Total CDBG Program Funds Budgeted	N/A	\$2,124,533.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed upon properties and rental to households earning 50 percent or less of AMI.

Location Description:

City of San Diego

Activity Progress Narrative:

No progress to report for NSP property acquisition funds in this quarter. The response window has closed for the Notice of Funding Availability for NSP Rental Activities issued by the San Diego Housing Commission, and the Housing Commission is reviewing property acquisition proposals.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/30
# of housing units	0	0	0	0/0	0/0	0/30
# of Households benefitting	0	0	0	0/0	0/0	0/30

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

Activity Status:

Under Way

Project Number:

0001

Project Title:

NSP Activities

Projected Start Date:

04/21/2009

Projected End Date:

07/31/2013

National Objective:

N/A

Responsible Organization:

San Diego Housing Commission

Overall

Jul 1 thru Sep 30, 2009

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	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Grant administrative costs associated with the NSP funds.

Location Description:

City of San Diego

Activity Progress Narrative:

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

Performance Measures

No 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:

0001

Project Title:

NSP Activities

Projected Start Date:

05/21/2009

Projected End Date:

07/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

San Diego Housing Commission

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The activity involves the redevelopment of demolished or vacant properties.

Location Description:

City of San Diego

Activity Progress Narrative:

No progress to report for NSP rehabilitation/reconstruction funds in this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/0	0/0	0/5

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
