Grantee: San Diego, CA

Grant: B-08-MN-06-0521

January 1, 2021 thru March 31, 2021 Performance

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

Obligation Date:
03/24/2009

Award Date:
03/03/2009

Grantee Name:
San Diego, CA

Contract End Date:
03/03/2013

Review by HUD:
Reviewed and Approved

Grant Award Amount:
$9,442,370.00

Grant Status:
Active

QPR Contact:
Michele Marano

LOCCS Authorized Amount:
$9,442,370.00

Estimated PI/RL Funds:
$3,000,000.00

Total Budget:
$12,442,370.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The areas of greatest need for which NSP funding is requested correlate to City of San Diego Council Districts 3, 4, 7 and 8 and, more specifically, to 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 City of San Diego-provided data on foreclosures that have occurred from July 2007 through September 2008. 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. 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.

Distribution and and Uses of Funds:

Five activities are associated with this action plan as identified in the City of San Diego's approved NSP Substantial Amendment: Financing Mechanism (homeownership assistance to first-time homebuyers, including homeownership counseling; Acquisition/Rehabilitation and Rental to low-income tenants (the City of San Diego's 25 percent low-income housing set-aside activity); Acquisition/Rehabilitation and Resale to low-, moderate-, and middle-income (LMMI) first-time homebuyers; Redevelopment of demolished or vacant properties; and Administration costs to implement the NSP grant.
A reallocation of funds from the Financing Mechanism, Redevelop Demolished or Vacant Properties, and Administration activities to the Acquisition/Rehabilitation and Resale activity within the City of San Diego's NSP Action Plan was approved by the San Diego City Council on March 13, 2012. The revised activity budgets are reflected in the City of San Diego's NSP Action Plan as of April 4, 2012.
An NSP Action Plan technical amendment is being submitted to HUD on April 11, 2012, to re-open the Financing Mechanism activity to enable the City of San Diego to draw down NSP program income funds for past Financing Mechanism activity costs. The Financing Mechanism activity was closed out (i.e. marked as completed) in the NSP Action Plan amendment submitted to HUD on April 4, 2012.

Definitions and Descriptions:

- Definition of "blighted structure" in context of state or local law: The City of San Diego uses the State of California's definition of blight as found at California Health and Safety Code Sections 33030 and 33031.
- Definition of "affordable rents": For any NSP-funded rental activity, "affordable rents" shall be defined as 30% of the household's adjusted gross income, less utility allowances as adopted by the Housing Authority of the City of San Diego for the Section 8 program, as appropriate. HUD's Fair Market Rent schedule for the San Diego-Carlsbad-San Marcos metropolitan statistical area (MSA) will be used. Should any gap be present, funds for this gap will be required from other sources of funding.
- Describe how the grantee will ensure continued affordability for NSP-assisted housing: Continued affordability will be ensured for the entire period of affordability through monitoring, following the specific HOME monitoring requirements as defined in 24 Code of Federal Regulations (CFR) Part 92.
- Describe housing rehabilitation standards that will apply to NSP-assisted activities: For NSP-related rehabilitation efforts, the City of San Diego will utilize the San Diego Housing Commission's (SDHC) Rehabilitation Standards. Rehabilitation Standards are used to prioritize work items when determining the final scope of work. Priorities include:
1. First priority is the elimination of Health/Safety hazards and code violations. This may include the following major systems or building components: a) Structural; b) Plumbing; c) Mechanical; d) Electrical; e) Interior/Exterior Building Components; f) Required Lead-Based Paint Remediation.
2. Second priority is the elimination of incipient violations. These work items would include all of the work mentioned above that are not code violations today, but will become violations at some time in the near future (two years or less).

3. Third priority is energy and/or water conservation improvements. These conservation improvements or repairs include insulation, water saving toilets or other fixtures, energy-efficient appliances, water heaters, and xeriscape yard improvements.
4. Fourth priority is general property improvements. General property improvements are those items which cannot be classified in the first three categories but by their inclusion enhance the exterior or interior appearance of the dwelling or occupancy of the inhabitants. For the most part, general property improvements are limited to funding sources that allow then. In all cases the work must be justified. "Luxury" items are not allowed.
Individual rehabilitation programs administered by SDHC may forbid the installation or repair of certain items. It is the responsibility of the SDHC staff to know and understand program regulations and make decisions accordingly. In addition, staff should be aware of and ensure that items that are in violation of the City of San Diego's building codes/ordinances as well as the Uniform Building Code, National Electric Code, Uniform Plumbing Code and the Uniform Housing Code are corrected.
Termite Repairs - A Termite Inspection Report is required and is prepared for every home by a licensed inspector. The report should identify any termite or dry rot damaged wood members in the home as well as whether or not there are any active termite infestations in the home. Any termite or dry rot damaged wood members in the hom

Definitions and Descriptions:

e are required to be replaced or repaired due to the health and safety risk they pose to the structural integrity of the home. Fumigation or other treatments recommended to eliminate any active termite infestations are required.
Ineligible Items - There are specific items that may or may not be allowed as eligible work and are determined by need, circumstances and individual program parameters. These items include:
,
,
1. Room additions
,
2. Patio covers and slabs (replacement only unless existing conditions can be documented/justified and authorized by SDHC)
,
3. Landscaping
,
4. Garages and carports
,
5. Window coverings
,
,
The following items are ineligible under most programs offered by SDHC:
,
,
1. Luxury materials, appliances, etc.
,
2. Replacement of items in "like new" condition early into normal life expectancy
,
3. Mirrored closet doors
,
4. Greenhouses
,
5. Animal kennels/cages/runs
,
6. Swimming pools
,
7. Saunas/spas/sunken tubs
,
8. Outdoor fireplaces/barbecues
,
9. Trash compactors
,
10. Tennis courts
,
11. Wet bars
,
12. Security systems
,

Low Income Targeting:

The City of San Diego will make at least $2,360,593 available for NSP activities to benefit low-income (up to 50% of area median income) households. The primary activity through which the LH25% set-aside will be expended is the Acquisition/Rehabilitation and Rental activity; however, low-income households may also be assisted through the Financing Mechanism, Acquisition/Rehabilitation and Resale, and Redevelop Demolished/Vacant Properties activities.

Acquisition and Relocation:

All of the NSP activities discussed herein are anticipated to be initiated upon the release of NSP funds - that is, at the outset of the 2009 calendar year. All funds will be initially committed within 18 months; several of these activities anticipate returning funds (i.e. program income) which will continue to be used within the NSP guidelines as long as possible (currently estimated to be July 2013).
No conversions or demolitions of low- or moderate-income dwelling units are anticipated. A small number of units may be acquired and rehabilitated. Of these, none are anticipated to have had an affordability covenant; however, some of these may have been occupied and/or owned by low- and moderate-income households.
The number of NSP affordable housing units made available to low-, moderate-, and middle-income (LMMI) households reasonably expected to be produced by the various activities are as follows:
,
,
- Financing mechanisms to first-time homebuyers through a silent-second trust deed mortgage and rehabilitation loan: Approximately 38 homes.
,
- Acquisition/rehabilitation and resale to LMMI first-time homebuyers: Approximately 11-16 homes.
,

- Acquisition/rehabilitation and rental to low-income households: Approximately 30 rental units.

,

- Redevelop demolished or vacant properties: Approximately 2-5 rental units.

,

Public Comment:

Please see the City of San Diego's NSP Substantial Amendment at: http://www.sandiego.gov/cdbg/general/index.shtml. Additional comments were received at the public hearing on the City's NSP Substantial Amendment on November 18, 2008. A video recording of that hearing can be found at: http://granicus.sandiego.gov/ViewPublisher.php?view_id=31.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	$0.00	$17,999,300.76
Total Budget	$0.00	$10,864,300.76
Total Obligated	$0.00	$10,964,300.76
Total Funds Drawdown	$0.00	$10,550,159.69
Program Funds Drawdown	$0.00	$9,126,388.84
Program Income Drawdown	$0.00	$1,423,770.85
Program Income Received	$0.00	$1,971,639.76
Total Funds Expended	$0.00	$11,647,255.42
HUD Identified Most Impacted and Distressed	$0.00	$0.00
Other Funds	$ 0.00	$ 7,135,000.00
Match Funds	$ 0.00	$ 7,135,000.00
Non-Match Funds	$ 0.00	$ 0.00

Funds Expended

Overall	This Period	To Date
City of San Diego, Economic Development Division	$ 0.00	$ 100,000.00
San Diego Housing Commission	$ 0.00	$ 11,547,255.42

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	$.00	$.00	$7,135,000.00
Overall Benefit Amount	$11,666,191.97	$.00	$.00
Limit on Public Services	$1,416,355.50	$.00	$.00
Limit on Admin/Planning	$944,237.00	$775,011.29	$451,875.78
Limit on Admin	$.00	$775,011.29	$451,875.78
Most Impacted and Distressed	$.00	$.00	$.00
Progress towards LH25 Requirement	$3,110,592.50		$3,896,343.62

Overall Progress Narrative:

During the reporting period ending March 31, 2021, the City of San Diego, and it subrecipient, the San Diego Housing Commission, had no new activities to report.
July through December 2019, the City of San Diego participated in a short-term targeted HUD technical assistance initiatve for NSP grantees. The City worked with technical assistance providers to reconcile NSP data off-line to prepare an Amendment to the Action Plan and corrections to past QPR data for grant closeout.

During this reporting period, the off-line reconciliation was paused to reprioritize staff resources to relief efforts related to the ongiong COVID-19 emergency. The City of San Diego requested assistance from its regional HUD office regarding consultants and/or technical assistance providers the City might engage to help with the NSP closeout process and the City is currently in the process of engaging a technical assistance consultant.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, NSP Eligible Use A	$0.00	$3,532,028.76	$2,878,927.64
0002, NSP Eligible Use B	$0.00	$6,260,917.09	$5,805,595.87
0003, NSP Administration	$0.00	$775,011.29	$292,864.28
0004, NSP Eligible Use E	$0.00	$296,343.62	$149,001.05

Activities

Project # / 0001 / NSP Eligible Use A

Grantee Activity Number: NSP-1
Activity Title: Financing Mechanism for First-Time Homebuyers

Activity Type:
Homeownership Assistance to low- and moderate-income

Activity Status:
Completed

Project Number:
0001

Project Title:
NSP Eligible Use A

Projected Start Date:
05/01/2009

Projected End Date:
03/31/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
San Diego Housing Commission

Program Income Account:
San Diego Housing Commission

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	$0.00	$3,532,028.76
Total Budget	$0.00	$3,532,028.76
Total Obligated	$0.00	$3,532,028.76
Total Funds Drawdown	$0.00	$3,532,028.76
Program Funds Drawdown	$0.00	$2,878,927.64
Program Income Drawdown	$0.00	$653,101.12
Program Income Received	$0.00	$441,771.23
Total Funds Expended	$0.00	$3,893,165.74
San Diego Housing Commission	$0.00	$3,893,165.74
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Financing for the purchase and rehabilitation of foreclosed upon homes and residential properties by first-time hombuyers. Types of financing available include: second trust deed mortgages (30-year, 0% interest) for between 17% and 27% of the homebuyer's final sales price; closing cost assistance grants for 3% of a homebuyer's final sales price; and forgivable home rehabilitation loans. This activity also involves homebuyer counseling for approximately 38 first-time homebuyers.

Location Description:

Various properties within the City of San Diego's areas of greatest need. See City of San Diego's NSP quarterly performance reports for specific property addresses as properties are purchased and/or rehabilitated and occupied by eligible beneficiaries.

Activity Progress Narrative:

There are no new NSP-1 activities to report during this reporting period. Efforts to reconcile records in preparation for an Action Plan amendment to correct the activity status and certain performance measures, as well as reconcile financial information, have been paused to reprioritize staff resources for relief efforts related to the COVID-19 emergency.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	52/38
# of Singlefamily Units	0	52/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/0	16/0	52/38	44.23
# Owner	0	0	0	7/0	16/0	52/38	44.23

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 0002 / NSP Eligible Use B

Grantee Activity Number: NSP-2A
Activity Title: Acquisition/Rehabilitation/Rental-City View Apts

Activity Type:
Acquisition - general

Activity Status:
Completed

Project Number:
0002

Project Title:
NSP Eligible Use B

Projected Start Date:
06/01/2009

Projected End Date:
04/30/2012

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
San Diego Housing Commission

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	$0.00	$3,600,000.00
Total Budget	$0.00	$3,600,000.00
Total Obligated	$0.00	$3,600,000.00
Total Funds Drawdown	$0.00	$3,600,000.00
Program Funds Drawdown	$0.00	$3,600,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$3,599,811.18
San Diego Housing Commission	$0.00	$3,599,811.18
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed upon multi-family rental property, and rental of the rehabilitated units at affordable rents to households earning 50% or less of Area Median Income. The budgeted NSP funds will be leveraged with HOME grant funds, local Housing Trust Fund funds, tax-exempt multi-family housing bonds funds, low-income housing tax credit equity, and developer equity ($10,735,000 total budget) to rehabilitate a total of twenty-nine (29) affordable rental units and one (1) manager's unit.

Location Description:

4105 Georgia Street, San Diego, CA 92103.

Activity Progress Narrative:

There are no new NSP-2A activities to report during this reporting period. Efforts to reconcile records in preparation for an Action Plan amendment to correct the activity status and certain performance measures, as well as reconcile financial information, have been paused to reprioritize staff resources for relief efforts related to the COVID-19 emergency.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Properties	0	0/30

	This Report Period	Cumulative Actual Total / Expected
	Total	**Total**
# of Housing Units	0	30/30
# of Multifamily Units	0	30/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	**Mod**	**Total**	**Low**	**Mod**	**Total**	**Low/Mod%**
# of Households	0	0	0	19/30	11/0	30/30	100.00
# Renter	0	0	0	19/30	11/0	30/30	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: NSP-2B
Activity Title: Acquisition/Rehabilitation-LMMI

Activity Type:
Acquisition - general

Activity Status:
Under Way

Project Number:
0002

Project Title:
NSP Eligible Use B

Projected Start Date:
08/30/2009

Projected End Date:
07/31/2013

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
San Diego Housing Commission

Program Income Account:
San Diego Housing Commission

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	$0.00	$2,660,917.09
Total Budget	$0.00	$2,660,917.09
Total Obligated	$0.00	$2,660,917.09
Total Funds Drawdown	$0.00	$2,626,985.18
Program Funds Drawdown	$0.00	$2,205,595.87
Program Income Drawdown	$0.00	$421,389.31
Program Income Received	$0.00	$1,521,586.81
Total Funds Expended	$0.00	$3,174,168.18
San Diego Housing Commission	$0.00	$3,174,168.18
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Foreclosed or abandoned single-family homes will be purchased by the San Diego Housing Commission and then resold to eligible low-, moderate-, and middle-income (LMMI) first-time homebuyers. The first-time homebuyers may also be provided financing assistance, including: second trust deed mortgages (30-year, 0% interest) for between 17% and 27% of the final sales price; closing cost assistance grants for 3% of the final sales price; and forgivable home rehabilitation loans. It is anticipated that 11 to 16 homes will be purchased, rehabilitated, and resold.

Location Description:

Various properties within the City of San Diego's areas of greatest need. See City of San Diego's NSP quarterly performance reports for specific property addresses as property acquisition/rehabilitation/resale is completed and properties are occupied by eligible beneficiaries.

Activity Progress Narrative:

There are no new NSP-2B activities to report during this reporting period. Efforts to reconcile records in preparation for an Action Plan amendment to correct the activity status and certain performance measures, as well as reconcile financial information, have been paused to reprioritize staff resources for relief efforts related to the COVID-19 emergency.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of buildings (non-residential)	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired	0	10/11
# of Properties	0	12/11
Total acquisition compensation	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	18/11
# of Singlefamily Units	0	18/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/0	11/0	18/11	77.78
# Owner	0	0	0	3/0	11/0	18/11	77.78

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 0003 / NSP Administration

Grantee Activity Number: NSP-3A
Activity Title: Grant Administration-San Diego Housing Commission

Activity Type:
Administration

Activity Status:
Under Way

Project Number:
0003

Project Title:
NSP Administration

Projected Start Date:
04/21/2009

Projected End Date:
07/31/2013

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
San Diego Housing Commission

Program Income Account:
San Diego Housing Commission

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	$0.00	$675,011.29
Total Budget	$0.00	$675,011.29
Total Obligated	$0.00	$775,011.29
Total Funds Drawdown	$0.00	$394,802.13
Program Funds Drawdown	$0.00	$192,864.28
Program Income Drawdown	$0.00	$201,937.85
Program Income Received	$0.00	$8,281.72
Total Funds Expended	$0.00	$583,766.70
San Diego Housing Commission	$0.00	$583,766.70
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

NSP grant administrative activities carried out by San Diego Housing Commission staff, including: implementing and carrying out NSP-funded programs and activities; overseeing project and activity budgets; tracking NSP activities and accomplishments.

Location Description:

City of San Diego

Activity Progress Narrative:

During this reporting period, the San Diego Housing Commission continued its administration of activities for the City's NSP Grant.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: NSP-3B
Activity Title: Grant Administration-City of San Diego

Activity Type:
Administration

Activity Status:
Under Way

Project Number:
0003

Project Title:
NSP Administration

Projected Start Date:
04/21/2009

Projected End Date:
12/31/2013

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of San Diego, Economic Development Division

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	$0.00	$100,000.00
Total Budget	$0.00	$100,000.00
Total Obligated	$0.00	$100,000.00
Total Funds Drawdown	$0.00	$100,000.00
Program Funds Drawdown	$0.00	$100,000.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$100,000.00
City of San Diego, Economic Development Division	$0.00	$100,000.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

NSP grant administrative activities carried out by City of San Diego staff, including: overseeing project and activity budgets; tracking NSP activities and accomplishments; maintaining and updating the City of San Diego's NSP Substantial Amendment and Action Plan as necessary; preparing and submitting Quarterly Performance Reports; reviewing and processing subrecipient requests for reimbursement; drawing NSP funds from the DRGR system; and overseeing and monitoring NSP program and subrecipient operations.

Location Description:

City of San Diego

Activity Progress Narrative:

In the quarter ending March 31, 2021, the City of San Diego continued its administration of the City's NSP Grant. This included, but was not limited to, the preparation of reports and review of past records. The City has fully expended its original$100,000 NSP Administration budget. Efforts to reconcile data to prepare an Amendment to the Action Plan and prepare for grant closeout were paused to reprioritize staff resources to relief efforts related to the COVID-19 emergency.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 0004 / NSP Eligible Use E

Grantee Activity Number: NSP-4
Activity Title: Redevelop Demo'd/Vacant Properties-Mountain View

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
0004

Project Title:
NSP Eligible Use E

Projected Start Date:
05/21/2009

Projected End Date:
12/31/2010

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
San Diego Housing Commission

Program Income Account:
San Diego Housing Commission

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	$0.00	$296,343.62
Total Budget	$0.00	$296,343.62
Total Obligated	$0.00	$296,343.62
Total Funds Drawdown	$0.00	$296,343.62
Program Funds Drawdown	$0.00	$149,001.05
Program Income Drawdown	$0.00	$147,342.57
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$296,343.62
San Diego Housing Commission	$0.00	$296,343.62
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

The activity involves the redevelopment of demolished or vacant properties into affordable rental housing. An Invitation for Proposals was issued by the San Diego Housing Commission on January 7, 2009, to select a developer to undertake the rehabilitation of the Mountain View Estates apartments, a vacant and blighted four-unit multi-family complex. Upon completion of the rehabilitation, the four (4) apartments will be rented at affordable rents to households earning 50% or less of Area Median Income.

Location Description:

One four-unit multi-family rental property called Mountain View Estates with the following unit addresses: 3992 A Ocean View Blvd, San Diego, CA 92113; 3992 B Ocean View Blvd, San Diego, CA 92113; 422 S. 40th Street, San Diego, CA 92113; and 424 S. 40th Street, San Diego, CA 92113.

Activity Progress Narrative:

There are no new NSP-4 activities to report during this reporting period. Efforts to reconcile records in preparation for an Action Plan amendment to correct the activity status and certain performance measures, as well as reconcile financial information, have been paused to reprioritize staff resources for relief efforts related to the COVID-19 emergency.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
Activity funds eligible for DREF	0	0/0
#Additional Attic/Roof	0	4/0
#Clothes washers replaced	0	2/5
#Dishwashers replaced	0	2/0
#Efficient AC added/replaced	0	0/0
#Energy Star Replacement	0	31/0
#High efficiency heating plants	0	4/0
#Light fixtures (outdoors)	0	10/0
#Light Fixtures (indoors)	0	32/0
#Low flow showerheads	0	7/5
#Low flow toilets	0	7/5
# of Properties	0	1/5
#Refrigerators replaced	0	4/5
#Replaced hot water heaters	0	4/5
#Replaced thermostats	0	4/0
#Sites re-used	0	1/0
#Units deconstructed	0	0/0
#Units exceeding Energy Star	0	0/0
#Units with bus/rail access	0	4/5
#Units with other green	0	0/0
#Units with solar panels	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/5
# of Multifamily Units	0	4/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	4/0	0/0	4/5	100.00
# Renter	0	0	0	4/0	0/0	4/5	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None