



INFORMATIONAL REPORT

DATE ISSUED: October 9, 2009
REPORT NO: HCR 09-099
SUBJECT: Status of Neighborhood Stabilization Program Activities

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

This report provides information on the current status of Neighborhood Stabilization Program (NSP) activities designed to lessen the impact on communities severely affected by abandoned and foreclosed properties. The Housing Commission administers \$9,342,370 in NSP funds on behalf of the City of San Diego, and the existing program consists of the following activities:

I	Financial assistance for first-time homebuyers	\$4,423,600
II	Purchase of properties for resale or rent	\$1,700,000
III	Rental for low income (50% AMI) tenants	\$2,124,533
IV	Redevelop blighted properties	\$200,000
V	Homebuyer education counseling	\$50,000
VI	Administration	\$844,237

As of this date, eight NSP homebuyers have closed escrow under **Activity I** (financial assistance), and the Housing Commission has underwritten a rehabilitation loan on four of those properties:

Deferred loans	\$160,038
Closing cost assistance	\$33,363
Rehabilitation loans	<u>\$137,823</u>
Total	\$331,224

The processing of four other loan applications is underway (estimated NSP investment of \$275,000).

Regarding **Activity II**, the Housing Commission has expressed interest in 15 single family homes owned by Bank of America that could be purchased and resold to eligible NSP buyers or rented to NSP eligible families. Staff is waiting for pricing information from Bank of America before proceeding.

In addition, the Housing Commission and Housing Authority recently approved a \$300,000 NSP loan for the rehabilitation of Mountain View Estates. When completed, rent and income levels on

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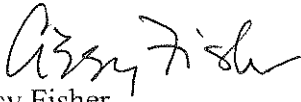
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this four-unit, blighted property will be restricted to households earning no more than 50 percent of Area Median Income (currently \$41,300 for a family of four).

Finally, staff is working with a non-profit developer regarding acquisition, rehabilitation, and rental of a bank-owned, multifamily building.

Respectfully submitted,



Cissy Fisher
Vice President
Special Housing Initiatives

Approved by,



Carrol M. Vaughan
Executive Vice President &
Chief Operating Officer