

**Grantee: Sacramento County, CA**

**Grant: B-08-UN-06-0004**

**April 1, 2011 thru June 30, 2011 Performance Report**

**Grant Number:**  
B-08-UN-06-0004

**Obligation Date:**

**Grantee Name:**  
Sacramento County, CA

**Award Date:**

**Grant Amount:**  
\$18,605,460.00

**Contract End Date:**

**Grant Status:**  
Active

**Review by HUD:**  
Original - In Progress

**QPR Contact:**  
No QPR Contact Found

## **Disasters:**

**Declaration Number**  
NSP

## **Narratives**

### **Areas of Greatest Need:**

The County NSP plan identifies three distinct sub-programs which can be implemented using various strategies and strives to achieve the following three goals: 1) return vacant foreclosed or abandoned residential properties to occupancy as quickly as possible; 2) revitalize neighborhoods through strategic redevelopment, rehabilitation and reuse of vacant properties; and 3) provide affordable homeownership and improved affordable rental opportunities to local families.

### **Distribution and and Uses of Funds:**

Sacramento County's three sub-programs include: 1) Vacant Property Program; 2) Block Acquisition/Rehabilitation Program; and 3) Property Recycling Program. Modeled after the successful Boarded and Vacant Lot programs administered by SHRA, the Vacant Properties Program is designed to return vacant and blighted homes and properties to owner occupancy by partnering with local contractors and developers in targeted areas. Building upon the successful past efforts at Fruitridge Vista and Phoenix Park. The Block Acquisition/Rehabilitation Program seeks to partner with developers willing to acquire, rehabilitate (demolish and rebuild), and maintain units in designated areas as common rental units. The Property Recycling Program is designed to consist of a government entity administering a land acquisition program engaged in the following functions: acquire, rehabilitate and sell; acquire, demolish and land bank; develop land banked assets in targeted areas, either separately or in joint venture; and/or rent acquired assets and sell when market conditions improve. Through a combination of these three programs, SHRA anticipates directly assisting 223 vacant and/or foreclosed properties located within the County of Sacramento.

### **Definitions and Descriptions:**

The definition of a blighted structure is located under California State Redevelopment Law (Health and Safety Code 33000 et seq.). Physical Blight is described at Subdivision (a) of section 33031 and includes: 1) Building in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors. 2) Factors that prevent or substantially hinder the economically viable use or capacity of building or lots. 3) Adjacent or nearby used that are incompatible with each other and prevent economic development of those parcels or other portions of the area. 4) Existence of lots of irregular form, shape or size for proper usefulness that are in multiple ownership. The definition of affordable rents is described under the SHRA Assisted Rental Housing Income and Rent Limits as of April 9, 2008. For NSP funded activities SHRA has adopted the HOME rents as the affordable rent standard.

SHRA has adopted the HOME requirements to ensure continued affordability for NSP assisted housing. For rental units the following restrictions apply pertaining to amount of NSP investment per unit:

< \$15,000 investment	5 years
\$15,000 - \$40,000	10 years
> \$40,000	15 years
New rental construction	20 years
Refinancing rental housing	15 years

**Low Income Targeting:**

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income (Very Low Income) is 105 units (45 units in the City, 60 units in the County of Sacramento). SHRA anticipates the 105 units produced will meet the requirement that 25 percent of funds used benefit very low income individuals. It is expected that these units will be produced under the Block Acquisition and Rehabilitation Program and the Property Recycling Program.

**Acquisition and Relocation:**

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households (&le 120% area median income).

SHRA anticipates producing 412 affordable units (178 units in the City / 234 units in the County) in the targeted areas between January 2009 and the end of program year 2013 for low-, moderate-, and middle-income households.

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income (Very Low Income) is 105 units (45 units in the City, 60 units in the County of Sacramento).

**Public Comment:**

The Board of Supervisors for the County of Sacramento heard the 2009 Action Plan and Substantial Amendment to the Consolidated Plan as a public hearing on Tuesday, October 21, 2008, at 10:00 am.

At the Redevelopment Advisory Committees many questions centered on whether or not these funds could help those currently living in their homes and in danger of foreclosure. Those in the audience also wanted assurances that the programs would target owner-occupiers. There were also requests for more data pertaining to their areas which our policy team did provide.

At the public hearings there were speakers in support to include potential development partners, legal aid, and interested citizens as to the efforts undertaken by staff to meet with the public and try to develop programs that can be implemented in partnership with outside organizations.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$19,755,460.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$18,605,460.00
<b>Program Funds Drawdown</b>	\$2,670,628.65	\$13,719,171.26
<b>Program Funds Obligated</b>	\$0.00	\$18,605,460.00
<b>Program Funds Expended</b>	\$0.00	\$12,281,077.11
<b>Match Contributed</b>	\$0.00	\$7,296,500.00
<b>Program Income Received</b>	\$0.00	\$2,228,834.07
<b>Program Income Drawdown</b>	\$444,791.10	\$2,095,564.67

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$7,296,500.00
Limit on Public Services	\$2,790,819.00	\$0.00
Limit on Admin/Planning	\$1,860,546.00	\$877,056.50
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

### Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,651,365.00	\$5,060,673.68

## Overall Progress Narrative:

The activities within the three County programs: Vacant Property, Property Recycling and Block Program are on schedule. The obligation and expenditure of funds are now beyond 108% for County NSP entitlement. The following descriptions represent current progress, quarterly accomplishments and overall projections for the three County programs:

### Vacant Properties Program:

Vacant Properties Program is designed to return vacant and blighted foreclosed homes and properties to owner occupancy by partnering with local contractors and developers in Target Areas. SHRA is partnering with over twenty developer/contractors. To date, fifty-three (53) rehabilitation loans have been approved; forty-eight (48) properties have been sold; ten (10) to persons at or below 50% area median income. The following is an overview of the Vacant Properties Program (performance measures):

Overall Rehab Loan Approved: 53  
 Overall Properties Sold: 48  
 Overall Properties Sold VLI: 10

### Property Recycling Program:

(includes Acquisition, Demo, Land Bank, Volume and Public Facility transition)

The program objectives are the following: acquire, rehabilitate and sell; acquire, demolish and land bank; develop land banked assets in targeted areas, either separately or in joint venture; and/or rent acquired assets and sell when market conditions improve. SHRA is partnering with three development partners; Habitat for Humanity, NeighborWorks/ GALA, Construction, and Homes by Towne, to complete rehabilitation of properties.

Thirty-one properties have been acquired to date under the Property Recycling Program. Most properties will be transferred to SHRA builder partners Neighborworks/GALA, Homes by Towne and Habitat for Humanity for rehabilitation. To date, 22 properties have been transferred to builder partners. It is anticipated that five additional

properties will be transferred to the builder partners.

Additionally, six properties have been identified for land banking and one property has transferred to the Southgate Recreation and Parks District for incorporation into the adjacent Rainbow Park, a public facility. The following is an overview the Property Recycling Program (performance measures):

Total Properties Acquisition: 31

- 1. For Rehabilitation by Builder Partners: 24
  - Properties Rehabilitated and Sold to Date: 4
  - VLI Properties Rehabilitated and Sold to Date: 1

For Public Facility: 1

- 1. For Land Bank: 6

Block Acquisition/Rehabilitation (Block) Program:

The program is designed to Partner with developers willing to acquire, rehabilitate and maintain units in designated areas as common single-family and multi-family rental units located at Norcade Circle and Lerwick Road within Sacramento County. Rehabilitation is in progress for Norcade Circle properties. Lerwick Road is in the final phase of rehabilitation with seven (7) buildings completely rehabilitated; two NSP buildings at 40% completion for rehabilitation. To date, sixteen (16) units are occupied by persons at or below 50% area median income; six (6) units occupied by persons at or below 120% median income. Six (6) additional units have been rehabilitated using HOME funds and are now occupied. (The following is an overview of the Block Acquisition/Rehabilitation Program at Lerwick and Norcade.

NSP

Total Properties Lerwick:	9
Total Units:	36
Total VLI Units	22

- VLI units occupied: 16
- Non-VLI occupied: 6

Total Properties Norcade:	9
Total Units Norcade:	36
Total VLI Units:	18

- VLI Occupied: 0

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Disposition, Disposition	\$0.00	\$498,787.27	\$498,787.27
NSP Administration, NSP Administration	\$291,375.30	\$1,800,000.00	\$877,056.50
NSP3 VPP, Vacant Property Program	\$135,187.93	\$4,000,000.00	\$3,641,371.31
NSP4 Lerwick, Block Acquisition	\$786,341.10	\$4,000,000.00	\$3,167,479.23
NSP5 Norcade, Block Acquisition	\$985,744.06	\$4,000,000.00	\$1,874,797.79
NSP6 # Property Recycling Pgm., Property Recycling Pgm.	\$471,980.26	\$4,306,672.73	\$3,659,679.16

## Activities

**Grantee Activity Number:** Administration  
**Activity Title:** NSP Administration

**Activity Category:**

Administration

**Project Number:**

NSP Administration

**Projected Start Date:**

03/19/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

NSP Administration

**Projected End Date:**

12/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

SHRA County

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,800,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,800,000.00
Program Funds Drawdown	\$291,375.30	\$877,056.50
Program Funds Obligated	\$0.00	\$1,800,000.00
Program Funds Expended	\$0.00	\$688,872.95
SHRA County	\$0.00	\$688,872.95
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Administration services to implement Neighborhood Stabilization activities. NSP Eligible Use 24 CFR 570.205 and 206.

**Location Description:**

Countywide NSP Target Areas.

**Activity Progress Narrative:**

Costs associated with administration of NSP eligible activities.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries 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	

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**Grantee Activity Number:** Block (Lerwick - VLI)  
**Activity Title:** Block Acquisition

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP4 Lerwick

**Project Title:**  
 Block Acquisition

**Projected Start Date:**  
 03/19/2009

**Projected End Date:**  
 12/31/2012

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 SHRA County

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,200,000.00
Program Funds Drawdown	\$670,601.42	\$1,980,227.39
Program Funds Obligated	\$0.00	\$2,200,000.00
Program Funds Expended	\$0.00	\$1,759,984.30
SHRA County	\$0.00	\$1,759,984.30
Match Contributed	\$0.00	\$4,000,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Rehabilitation and reconstruction of residential structures; 24 CFR 570.202. Eligible rehabilitation, and preservation of individual four-plex units to consolidate ownership and management of properties in the neighborhood. Properties have been acquired using redevelopment project funds. The properties will be rehabilitated using NSP funds with subsequent rental to households at or below the 50% area median income.

**Location Description:**

Census Tract: 6201

**Activity Progress Narrative:**

Thirteen (13) vacant, foreclosed fourplex properties encompassing 52 two bedroom units on Lerwick Road; nine (9) with NSP funds and four (4) with other local (TI and CDBG) funds. Twenty-two of the thirty-six units acquired with NSP will serve persons at or below 50% area median income.

Quarterly Units VLI Occupied: 0

**Accomplishments Performance Measures**

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	0	0/13

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	3		16/48	
# of Multifamily Units	3		16/24	
# of Singlefamily Units	-28		0/24	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	-14	0	-14	16/0	0/0	16/24	100.00
# Renter Households	-14	0	-14	16/0	0/0	16/24	100.00

### 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	

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**Grantee Activity Number:** Block (Lerwick)  
**Activity Title:** Block Acquisition

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP4 Lerwick

**Project Title:**  
 Block Acquisition

**Projected Start Date:**  
 03/19/2009

**Projected End Date:**  
 12/31/2012

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SHRA County

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,450,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,800,000.00
Program Funds Drawdown	\$115,739.68	\$1,187,251.84
Program Funds Obligated	\$0.00	\$1,800,000.00
Program Funds Expended	\$0.00	\$1,173,322.86
SHRA County	\$0.00	\$1,173,322.86
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Rehabilitation and reconstruction of residential structures; 24 CFR 570.202. Eligible rehabilitation, and preservation of individual four-plex units to consolidate ownership and management of properties in the neighborhood. Properties are to be rehabilitated, and subsequently rented to households at or below the 120% area median income.

**Location Description:**

Census Tract: 6201

**Activity Progress Narrative:**

Thirteen (13) vacant, foreclosed fourplex properties encompassing 52 two bedroom units on Lerwick Road have now been acquired, including nine (9) with NSP funds and four (4) with local (TI and CDBG) funds. 7 NSP properties are now completed for rehabilitation; 2 properties have begun rehabilitation and are 25%.; one (1) unit occupied by households at or below 120% area median income this quarter.

Quarterly Properties Under Construction: 2  
 Quarterly Units Occupied: 1

**Accomplishments Performance Measures**

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	0	1/11

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	5		9/88	
# of Multifamily Units	5		6/44	
# of Singlefamily Units	0		3/44	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	5	5	0/0	9/0	9/44	100.00
# Renter Households	0	5	5	0/0	9/0	9/44	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
HOME	\$650,000.00
Total Other Funding Sources	\$650,000.00

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<b>Grantee Activity Number:</b>	<b>Block (Norcade - VLI)</b>
<b>Activity Title:</b>	<b>Block Acquisition</b>

<b>Activity Category:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Under Way
<b>Project Number:</b> NSP5 Norcade	<b>Project Title:</b> Block Acquisition
<b>Projected Start Date:</b> 03/19/2009	<b>Projected End Date:</b> 12/31/2012
<b>Benefit Type:</b> Direct Benefit (Households)	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> NSP Only - LH - 25% Set-Aside	<b>Responsible Organization:</b> SHRA County

Overall	Apr 1 thru Jun 30, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,200,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,200,000.00
<b>Program Funds Drawdown</b>	\$542,159.24	\$1,031,138.79
<b>Program Funds Obligated</b>	\$0.00	\$2,200,000.00
<b>Program Funds Expended</b>	\$0.00	\$722,981.05
SHRA County	\$0.00	\$722,981.05
<b>Match Contributed</b>	\$0.00	\$2,700,000.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**  
 Acquisition/buyout of residential structures; 24 CFR 570.201(a) and 570.202. Acquisition, rehabilitation and reconstruction of abandoned and foreclosed residential structures; rehabilitation, and preservation of individual four-plex units to consolidate ownership and management of properties in the neighborhood. Properties to be acquired and rehabilitated and subsequently rented to households at or below the 50% area median income.

**Location Description:**  
 Ct: 9110

**Activity Progress Narrative:**  
 Forty units in ten fourplex properties have now been acquired on Norcade Circle. Hazmat and demolition is complete on five properties; construction improvements at 50-75% completion. Rehabilitation improvements have started on three additional properties, including plumbing and electrical improvements.  
 Quarterly Properties Construction: 7

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/4

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	16	16/36
# of Multifamily Units	16	16/18
# of Singlefamily Units	-16	0/18

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/18	0
# Renter Households	0	0	0	0/0	0/0	0/18	0

### 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	

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**Grantee Activity Number:**      **Block (Norcade)**  
**Activity Title:**                      **Block Acquisition**

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP5 Norcade

**Project Title:**  
 Block Acquisition

**Projected Start Date:**  
 04/01/2009

**Projected End Date:**  
 12/31/2012

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SHRA County

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,300,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,800,000.00
<b>Program Funds Drawdown</b>	<b>\$443,584.82</b>	<b>\$843,659.00</b>
<b>Program Funds Obligated</b>	\$0.00	\$1,800,000.00
<b>Program Funds Expended</b>	\$0.00	\$481,987.36
SHRA County	\$0.00	\$481,987.36
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation and reconstruction of residential properties. 24 CFR 570.201(a) and 202. Acquisition and rehabilitation of individual abandoned or foreclosed four-plex units to consolidate ownership and management of properties in the neighborhood. Properties to be acquired and rehabilitated, and subsequently rented to households at or below the 120% area median income.

**Location Description:**

County of Sacramento NSP area.

**Activity Progress Narrative:**

Forty units in ten fourplex properties have now been acquired on Norcade Circle. Hazmat and demolition is complete on five properties; construction improvements at 50-75% completion. Rehabilitation improvements have started on three additional properties, including plumbing and electrical improvements.

Quarterly Properties Construction: 7

Quarterly Properties Occupied: 0

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/36
# of Singlefamily Units	0	8/36

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/36	0
# Renter Households	0	0	0	0/0	0/0	0/36	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG	\$500,000.00
Total Other Funding Sources	\$500,000.00

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<b>Grantee Activity Number:</b>	<b>Disposition</b>
<b>Activity Title:</b>	<b>Disposition</b>

**Activity Category:**

Disposition

**Project Number:**

Disposition

**Projected Start Date:**

03/19/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Disposition

**Projected End Date:**

12/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

SHRA County

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$498,787.27
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$498,787.27
<b>Program Funds Drawdown</b>	\$0.00	\$498,787.27
<b>Program Funds Obligated</b>	\$0.00	\$498,787.27
<b>Program Funds Expended</b>	\$0.00	\$498,787.27
SHRA County	\$0.00	\$498,787.27
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Staff costs related to delivery of NSP units; wherein programmatic costs for NSP activities are related to the actual holding and disposition of properties. 24 CFR 570.201(b).

**Location Description:**

County NSP Target Areas.

**Activity Progress Narrative:**

Associated costs for deliver of NSP project activities.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

**Beneficiaries Performance Measures**  
**No Beneficiaries Performance Measures found.**

**Activity Locations**  
**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**  
**No Other Match Funding Sources Found**

<b>Other Funding Sources</b>	<b>Amount</b>
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** Not In Use \*  
**Activity Title:** Property Recycling

**Activity Category:**

Clearance and Demolition

**Project Number:**

NSP6 # Property Recycling Pgm.

**Projected Start Date:**

03/19/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Property Recycling Pgm.

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

SHRA County

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
SHRA County	\$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:**

Demolition of residential properties in NSP eligible targeted areas. CFR 570.201(d).

**Location Description:**

County NSP Eligible areas.

**Activity Progress Narrative:**

Activity is Not in Use. See PRP activity.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Propertles	0	1/0

**Beneficiaries Performance Measures**

**No Beneficiaries 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	

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**Grantee Activity Number:** Not In Use \*\*  
**Activity Title:** Property Recycling

**Activity Category:**  
 Land Banking - Acquisition (NSP Only)

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP6 # Property Recycling Pgm.

**Project Title:**  
 Property Recycling Pgm.

**Projected Start Date:**  
 03/19/2009

**Projected End Date:**  
 12/31/2012

**Benefit Type:**  
 Area Benefit (Census)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SHRA County

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
SHRA County	\$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 of residential properties. 24 CFR 570.201 (a) (C); Land Banking of residential properties;

**Location Description:**

County NSP eligible areas.

**Activity Progress Narrative:**

Activity is Not in Use. See PRP activity.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/0

**Beneficiaries Performance Measures**  
**No Beneficiaries Performance Measures found.**

**Activity Locations**  
**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**  
**No Other Match Funding Sources Found**

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	

---

**Grantee Activity Number:** Not In Use \*\*\*  
**Activity Title:** Property Recycling

**Activity Category:**

Acquisition - general

**Project Number:**

NSP6 # Property Recycling Pgm.

**Projected Start Date:**

03/19/2010

**Benefit Type:**

**Activity Status:**

Under Way

**Project Title:**

Property Recycling Pgm.

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

SHRA County

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
SHRA County	\$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 of residential foreclosed properties. 24 CFR 570.201(a).

**Location Description:**

County NSP eligible areas.

**Activity Progress Narrative:**

Activity is Not in Use. See PRP activity.

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

No Beneficiaries 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

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**Grantee Activity Number:** PRP  
**Activity Title:** Property Recycling

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP6 # Property Recycling Pgm.

**Project Title:**  
 Property Recycling Pgm.

**Projected Start Date:**  
 03/19/2009

**Projected End Date:**  
 12/31/2012

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SHRA County

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,214,317.34
Total CDBG Program Funds Budgeted	N/A	\$4,214,317.34
Program Funds Drawdown	\$471,980.26	\$3,588,560.87
Program Funds Obligated	\$0.00	\$4,214,317.34
Program Funds Expended	\$0.00	\$3,282,321.55
SHRA County	\$0.00	\$3,282,321.55
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$1,303,195.00
Program Income Drawdown	\$204,116.06	\$1,021,831.58

**Activity Description:**

Rehabilitation and reconstruction of residential structures. 24 CFR 570.201 and 570.202. The rehabilitation of individual abandoned, foreclosed, and/or vacant single-family homes. Properties will be transferred to Twin Rivers Unified School District, NeighborWorks/Gala Volume Builder, Limited Liability Company (LLC) and Homes by Town, Limited Liability Company.

**Location Description:**

County NSP eligible areas.

**Activity Progress Narrative:**

Twenty-four foreclosed and/or vacant single-family properties have been acquired to date under the Property Recycling Program for the purpose of rehabilitation and sale to eligible homebuyers earning not more than 120% of area median income. These properties will be transferred to SHRAs competitively selected development partners including NeighborWorks/GALA Construction, Homes by Towne and Habitat for Humanity for rehabilitation. To date, 22 properties have been transferred to SHRA development partners. Five of these properties have sold, 13 properties have completed construction and are available for sale, and the remaining 4 properties are currently under construction.

Quarterly Properties PRP (sold & occupied): 2

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	14/15

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

### Beneficiaries Performance Measures

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

### 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:** PRP - VLI

**Activity Title:**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP5 Norcade

**Project Title:**

Block Acquisition

**Projected Start Date:**

04/30/2009

**Projected End Date:**

12/31/2010

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

SHRA County

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Obligated</b>	\$0.00	\$0.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
SHRA County	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation and reconstruction of residential structures; 24 CFR 570.202. Properties will be regulated at or below 50% area median income as part of the Property Recycling Program.

**Location Description:**

County NSP eligible census tract areas.

**Activity Progress Narrative:**

Eighteen foreclosed and/or vacant single-family properties have been acquired to date under the Property Recycling Program for the purpose of rehabilitation and sale to eligible homebuyers earning not more than 120% of area median income. These properties will be transferred to SHRAs competitively selected development partners including NeighborWorks/GALA Construction, Homes by Towne and Habitat for Humanity for rehabilitation. Although not a requirement, two of the 18 properties have sold to households earning less than 50% area median income this quarter.

Quarterly Properties Sold PRP: (Sold & Occupied) 2

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1

# of Singlefamily Units

0

0/1

### Beneficiaries Performance Measures

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

### 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

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**Grantee Activity Number:** VPP  
**Activity Title:** Vacant Property Program

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP3 VPP

**Project Title:**  
 Vacant Property Program

**Projected Start Date:**  
 03/19/2009

**Projected End Date:**  
 12/31/2010

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SHRA County

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,339,326.32
Total CDBG Program Funds Budgeted	N/A	\$3,339,326.32
Program Funds Drawdown	\$135,187.93	\$2,991,370.63
Program Funds Obligated	\$0.00	\$3,339,326.32
Program Funds Expended	\$0.00	\$2,919,790.70
SHRA County	\$0.00	\$2,919,790.70
Match Contributed	\$0.00	\$596,500.00
Program Income Received	\$0.00	\$925,639.07
Program Income Drawdown	\$240,675.04	\$1,073,733.09

**Activity Description:**

Rehabilitation/reconstruction of residential structures; 24 CFR 570.202.

**Location Description:**

County NSP Target Areas.

**Activity Progress Narrative:**

The Vacant Property Program fund is fully expended and home sale progress continue. To date, fifty-three (53) loans have been approved for rehabilitation. To date, forty-eight (48) properties have been sold to persons at or below 120% area median income. Two properties have been sold this quarter located at 6924 Richeve Way and 8254 Halbrite Way.  
 Quarterly Properties Sold: 2

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	19	48/80
# of Singlefamily Units	19	48/80

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	28	28	0/0	48/80	48/80	100.00
# Owner Households	0	19	19	0/0	48/80	48/80	100.00

## 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	

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**Grantee Activity Number:** VPP - VLI  
**Activity Title:** Vacant Property Program

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP3 VPP

**Project Title:**  
 Vacant Property Program

**Projected Start Date:**  
 03/19/2009

**Projected End Date:**  
 12/31/2010

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 SHRA County

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$660,673.68
Total CDBG Program Funds Budgeted	N/A	\$660,673.68
Program Funds Drawdown	\$0.00	\$650,000.68
Program Funds Obligated	\$0.00	\$660,673.68
Program Funds Expended	\$0.00	\$660,673.68
SHRA County	\$0.00	\$660,673.68
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Rehabilitation/reconstruction of residential structures; 24 CFR 570.202.

**Location Description:**

County NSP eligible areas.

**Activity Progress Narrative:**

The Vacant Property Program funds are nearly expended. This quarter, two additional properties have been sold to persons at or below 50% area median income which bring the total to ten (10). Two properties have sold this quarter located at 8008 Hartwick and 7038 Larchmont.

Quarterly Properties Sold: 2

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	10/15
# of Singlefamily Units	10	10/15

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	0	4	10/0	0/0	10/15	100.00
# Owner Households	10	0	10	10/0	0/0	10/15	100.00

## 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	

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