

Grantee: Sacramento, CA

Grant: B-08-MN-06-0007

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:
B-08-MN-06-0007

Obligation Date:

Award Date:

Grantee Name:
Sacramento, CA

Contract End Date:
03/16/2013

Review by HUD:
Original - In Progress

Grant Amount:
\$13,264,829.00

Grant Status:
Active

QPR Contact:
Geoffrey Ross

Estimated PI/RL Funds:
\$2,556,817.93

Total Budget:
\$15,821,646.93

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Sacramento NSP plan identifies three distinct sub-programs to achieve the following 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:

The three sub-programs include: 1) Vacant Properties Program; 2) Block Acquisition/Rehabilitation Program; and 3) Property Recycling gram. Modeled after SHRA's successful Boarded and Vacant and Vacant Lot programs, 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 Target areas. Building upon the successful past effort at Phoenix Park, the Block Acquisition/Rehabilitation/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 178 vacant and/or foreclosed properties located within the City 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. For NSP funded activities, SHRA has adopted the HOME rents defined in 24 CFR 92.252 as the affordable rent standard. Allowable rents per the HUD guidelines are published annually by SHRA.

The HOME rental requirements for ensuring continued affordability for assisted housing pertain to the amount of investment provided on a per unit basis; the HOME per unit affordability restrictions will apply to all NSP assisted rental units. They will be imposed by deed restrictions, covenants running with the land, or other mechanisms approved by HUD. The following table details the affordability restriction based upon the per-unit cost of assistance:

Amount of Investment (per-unit)
Affordability Restriction
< \$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 45 units in the City of Sacramento. SHRA anticipates the 45 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 Program and the Property Recycling Program and these actuals will exceed the targeted amount set by the City's entitlement.

Acquisition and Relocation:

For NSP funded activities, SHRA does not intend to demolition or convert units unless they are both vacant and uninhabitable. Due to the structure of the programs being implemented, it is anticipated that more low- and moderate-income units will become available as a result of NSP funded activities than existed prior to them. When a residential property is considered for demolition, all of the relocation requirements of the URA and 104(b) (whichever is most applicable) will be followed.

SHRA anticipates producing 178 units in the targeted areas of the City 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 45 units.

Public Comment:

The City Council of the City of Sacramento heard the 2009 Action Plan and Substantial Amendment as a public hearing on Tuesday, October 21, 2008, at 1:00 pm.

SHRA further conducted outreach by presenting a summary of proposed foreclosure activities to:

- The North Highlands Visioning Group &ndash Thursday, October 2, 2008, at 6:00 pm; - County
- Sacramento Housing Alliance &ndash Monday, October 6, 2008, at 3:00 pm;
- Sacramento Regional Partnership &ndash Wednesday, October 8, at 1:30 pm;
- Oak Park Resident Advisory Committee &ndash Wednesday, October 8, at 6:30 pm;
- City of Folsom &ndash Thursday, October 9, 2008, at 4:00 pm; - County
- Sacramento Area Realtors &ndash Friday, October 10, at 1:30 pm;
- City of Galt &ndash Monday, October 13, 2008, at 9:00 am; - County
- North Sacramento Resident Advisory Committee &ndash Thursday, October 16, 2008, at 6:00 pm; and
- Del Paso Heights Resident Advisory Committee &ndash Thursday, October 23, 2008, at 6:00 pm.
- Meadowview Development Commission &ndash Thursday, November 6, 2008 at 6:30 pm.
- Stockton Blvd. Resident Advisory Committee, Thursday, November 13, 2008 at 6:00 p.m.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$17,853,105.94
Total Budget	\$2,103,804.94	\$15,368,633.94
Total Obligated	\$2,103,804.94	\$15,368,633.94
Total Funds Drawdown	\$1,012,179.70	\$14,739,198.55
Program Funds Drawdown	\$560,168.83	\$11,798,255.49
Program Income Drawdown	\$452,010.87	\$2,940,943.06
Program Income Received	\$0.00	\$2,556,817.93
Total Funds Expended	\$2,722,110.11	\$15,025,989.97
Match Contributed	\$0.00	\$529,000.00



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	\$10,529,000.00
Limit on Public Services	\$1,989,724.35	\$0.00
Limit on Admin/Planning	\$1,326,482.90	\$990,989.64
Limit on State Admin	\$0.00	\$990,989.64

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,316,207.25	\$5,478,948.06

Overall Progress Narrative:

The activities within the three City programs: Vacant Property, Property Recycling and Block Program are on schedule. The obligation and expenditure of funds for City NSP are nearly exhausted. Anticipated number of assisted housing units projected for the City in 2009 was 178 units. To date, the overall housing units rehabilitated and sold are at 112 with additional units in construction. The following descriptions represent current progress, quarterly accomplishments and overall projections for the three City programs:

Vacant Properties Program:

Vacant Properties Program is designed to return vacant and blighted homes and properties to owner occupancy by partnering with local contractors and developers in Target Areas. SHRA is partnering with over twenty developer/contractors. The following is an overview the Vacant Properties Program (performance measures):

Overall Rehab Loans Approved: 88

Overall Properties Sold: 63

Overall Properties Sold VLI: 20

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 including: Habitat for Humanity, NeighborWorks/GALA Construction and Homes by Towne to complete rehabilitation of properties. The following is an overview the Property Recycling Program (performance measures):

Twenty-Seven 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, thirteen properties have been transferred to builder partners. It is anticipated that five additional properties will be transferred to the builder partners.



Additionally, five properties have been identified for land banking and two properties have been transferred to the City of Sacramento for incorporation into the adjacent McClatchy Park, a public facility. Two multi-family properties have been acquired and are currently under construction. The following is an overview of the Property Recycling Program (performance measures):

Total Properties - PRP Acquisition: 27

1. For Rehabilitation by Builder Partners: 18
 - Properties Rehabilitated and Sold to Date: 4
 - VLI Properties Rehabilitated and Sold to Date: 1
2. For Multi-Family VLI Rehabilitation: 2 property/ 21 units
 - Units Rehabilitated and Occupied to Date: 0 (all units currently under construction)
3. For Public Facility: 2
4. For Land Bank: 5

Block Acquisition/Rehabilitation Program:

No new properties under NSP have been purchased. Two of the NSP units have completed rehabilitation and went back on line February 1, 2011. The units are vacant and SHRA is working on applications for potential renters. One new property has been purchased under the Morrison Creek Estates using TI funds. Total purchases to date for both NSP and TI leverage funds:

Total Properties NSP (VLI): 5
 Total Rehabilitated NSP: 5

Total Properties TI: 15
 Total Rehabilitated TI: 1

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Disposition, Disposition	\$0.00	\$453,305.16	\$453,305.16
NSP 3 Block Acquisition, Morrison Creek	\$0.00	\$230,000.00	\$230,000.00
NSP 4 Property Recycling Pgm., Property Recycling Pgm.	\$98,351.09	\$6,294,890.80	\$5,056,493.09
NSP 5 Vacant Property, Vacant Property Pgm.	\$395,300.43	\$7,090,437.98	\$5,067,467.60
NSP Administration, NSP Administration	\$66,517.31	\$1,300,000.00	\$990,989.64



Activities

Grantee Activity Number: Block (Morrison Creek) - VLI
Activity Title: Block Acquisition

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 3 Block Acquisition

Project Title:
 Morrison Creek

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 City

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$230,000.00
Total Budget	\$0.00	\$230,000.00
Total Obligated	\$0.00	\$230,000.00
Total Funds Drawdown	\$0.00	\$230,000.00
Program Funds Drawdown	\$0.00	\$230,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$230,000.00
SHRA City	\$0.00	\$230,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation and reconstruction of residential structures. 24 CFR 570.201(a) and 570.202. Acquisition and rehabilitation of abandoned, foreclosed and vacant individual four-plex units to consolidate ownership and management. In addition to NSP funding, \$1.5 million of local Redevelopment funding has been contributed to the project.

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

There were no additional properties purchased with NSP funds at Morrison Creek Estates. All five (5) properties have been fully rehabilitated; (1) units is occupied to persons at or below 50% area median income. The other four (4) units are currently on-line and SHRA is actively taking applications for occupancy.

Quarterly Rehabilitated Properties: 3
 Quarterly Occupied Units: 0



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/5
# of Multifamily Units	0	1/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/0	0/0	1/0	100.00
# Renter Households	0	0	0	1/0	0/0	1/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Mortgage Revenue Bond	\$984,472.00
Tax Increment	\$1,500,000.00
Total Other Funding Sources	\$2,484,472.00



Grantee Activity Number:	Disposition
Activity Title:	Disposition

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

Disposition

Project Title:

Disposition

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

SHRA City

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$453,305.16

Total Budget

\$0.00

\$453,305.16

Total Obligated

\$0.00

\$453,305.16

Total Funds Drawdown

\$0.00

\$453,305.16

Program Funds Drawdown

\$0.00

\$453,305.16

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$453,305.16

SHRA City

\$0.00

\$453,305.16

Match Contributed

\$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.

Location Description:

NSP target areas in the city.

Activity Progress Narrative:

Associated costs for delivery of NSP project activities.

Accomplishments Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Tax Increment	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number: NSP 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:

Sacramento Housing and Redevelopment Agency

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

Total Budget

N/A

\$1,300,000.00

Total Obligated

\$0.00

\$1,300,000.00

Total Funds Drawdown

\$0.00

\$1,300,000.00

Program Funds Drawdown

\$66,517.31

\$990,989.64

Program Income Drawdown

\$66,517.31

\$990,989.64

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Sacramento Housing and Redevelopment Agency

\$120,244.67

\$1,002,833.91

\$120,244.67

\$1,002,833.91

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of Neighborhood Stabilization Program activities; NSP Eligible Use 24 CFR 570.205 and 206.

Location Description:

Citywide.

Activity Progress Narrative:

Associated costs for administration of NSP program 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



Grantee Activity Number: PRP
Activity Title: Property Recycling

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 4 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 City

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,327,944.90
Total Budget	\$372,542.44	\$2,327,944.90
Total Obligated	\$372,542.44	\$2,327,944.90
Total Funds Drawdown	\$68,481.40	\$2,151,287.76
Program Funds Drawdown	\$8,106.19	\$1,602,041.51
Program Income Drawdown	\$60,375.21	\$549,246.25
Program Income Received	\$0.00	\$518,329.83
Total Funds Expended	\$322,083.14	\$1,895,986.39
SHRA City	\$322,083.14	\$1,895,986.39
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation and reconstruction of residential structures. 24 CFR 570.201 and 202. The rehabilitation of individual abandoned, foreclosed, and/or vacant single-family homes. Properties will be transferred to NeighborWorks/Gala Volume Builder, LLC and Homes by Towne, LLC.

Location Description:

City NSP eligible 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. To date, 13 properties have been transferred to development partners and are currently under construction or are completed and are available for sale. The remaining 5 properties will be transferred for rehabilitation and resale.

Quarterly Properties PRP (Sold & Occupied): 0



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/27
# of Singlefamily Units	0	1/27

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	2/0	2/0	100.00
# Owner Households	0	0	0	0/0	2/0	2/0	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 - Multi Family
Activity Title: Multi-Family

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 4 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 - LH - 25% Set-Aside

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,091,452.50
Total Budget	\$0.00	\$3,091,452.50
Total Obligated	\$0.00	\$3,091,452.50
Total Funds Drawdown	\$90,244.90	\$2,835,570.25
Program Funds Drawdown	\$90,244.90	\$2,719,782.70
Program Income Drawdown	\$0.00	\$115,787.55
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$579,515.49	\$2,920,517.57
SHRA City	\$579,515.49	\$2,920,517.57
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation and reconstruction of residential structures. 24 CFR 570.201 and 202. Rehabilitation of 16 two bedroom units and 1 three bedroom unit in a multi-family residential complex to serve persons at or below 50% area median income.

Location Description:

3535 Del Paso Blvd., Sacramento, CA.

Activity Progress Narrative:

The property located at 3535 Del Paso Boulevard, consisting of 17 residential units, is currently under construction. The property will serve 16 households earning not more than 50% area median income and 1 household earning 120% area median income.

Quarterly Property Units Multi-Family (Rehab/Occupied): 0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/16
# of Multifamily Units	0	0/16



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
# Renter 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	



Grantee Activity Number: PRP - Public Facility
Activity Title: PRP - Public Facility

Activity Category:
 Acquisition, construction, reconstruction of public facilities

Activity Status:
 Under Way

Project Number:
 NSP 4 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 City

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$455,568.70
Total Budget	\$140,824.52	\$455,568.70
Total Obligated	\$140,824.52	\$455,568.70
Total Funds Drawdown	\$0.00	\$455,568.70
Program Funds Drawdown	\$0.00	\$314,744.18
Program Income Drawdown	\$0.00	\$140,824.52
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$140,824.52	\$455,568.70
SHRA City	\$140,824.52	\$455,568.70
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition, construction, reconstruction of public facilities. 24 CFR 570.201(c).

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

As a component of the Property Recycling Program, SHRA acquired two blighted, foreclosed and vacant properties located at 3640 and 3648 5th Avenue for the purpose of expanding and improving an existing public facility. These properties were transferred to the City of Sacramento and will be made a part of the existing, adjacent McClachy Park. The City will improve the properties with landscaping and walkways. The addition of these properties will improve both access and visibility into the adjacent park which has been a magnet for criminal activity.

Quarterly Properties PRP Public Facility (transferred): 0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
# of Public Facilities	0	0/2



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

Beneficiaries Performance Measures

# of Persons	Beneficiaries - Area Benefit Census Method		
	Low	Mod	Total Low/Mod%
	134873	82242	398027 54.55

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: Property Recycling

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 4 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 - LH - 25% Set-Aside

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$419,924.70
Total Budget	\$0.00	\$419,924.70
Total Obligated	\$0.00	\$419,924.70
Total Funds Drawdown	\$0.00	\$419,924.70
Program Funds Drawdown	\$0.00	\$419,924.70
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$419,924.70
SHRA City	\$0.00	\$419,924.70
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation and reconstruction of residential structures. 24 CFR 570.202. Properties will be regulated at 50% area median income.

Location Description:

City NSP eligible 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 Constgruction, Homes by Towne and Habitat for Humanity for rehabilitation. No properties have been sold to households earning less than 50% area median income this quarter.

Quarterly Properties PRP VLI (Sold & Occupied): 0

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	3/20
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/0

Beneficiaries Performance Measures

# of Households	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
	0	0	0	3/0	0/0	3/0	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: VPP
Activity Title: Vacant Property Program

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 5 Vacant Property

Project Title:
 Vacant Property Pgm.

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 City

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$5,352,867.12
Total Budget	\$1,590,437.98	\$5,352,867.12
Total Obligated	\$1,431,458.98	\$5,352,867.12
Total Funds Drawdown	\$729,394.43	\$5,464,981.48
Program Funds Drawdown	\$337,758.77	\$3,667,122.18
Program Income Drawdown	\$391,635.66	\$1,797,859.30
Program Income Received	\$0.00	\$2,038,488.10
Total Funds Expended	\$1,400,463.29	\$5,252,597.29
SHRA City	\$1,400,463.29	\$5,252,597.29
Match Contributed	\$0.00	\$529,000.00

Activity Description:

Rehabilitation/reconstruction of residential structures; 24 CFR 570.202.

Location Description:

City NSP Target areas.

Activity Progress Narrative:

The Vacant Property Program has been fully expended and home sales continue. To date, eighty-eight (88) loans have been approved for rehabilitation. Sixty-three (63) properties have now been sold, twenty (20) of those properties to persons at or below 50% area median income.

Quarterly Rehabilitation Loans Approved: 0
 Quarterly Properties Sold: 3

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	63/0
# of Singlefamily Units	3	63/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	63/76	63/76	100.00
# Owner Households	0	3	3	0/0	63/76	63/76	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
7653 Sweetbrier Way	Sacramento		California	95832-	Not Validated / N
7684 Quinby Way	Sacramento		California	95823-	Not Validated / N
3148 Normington Drive	Sacramento		California	95833-	Not Validated / N

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: VPP - VLI
Activity Title: Vacant Property Program

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 5 Vacant Property

Project Title:
 Vacant Property Pgm.

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 City

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,737,570.86
Total Budget	\$0.00	\$1,737,570.86
Total Obligated	\$158,979.00	\$1,737,570.86
Total Funds Drawdown	\$57,541.66	\$1,737,570.86
Program Funds Drawdown	\$57,541.66	\$1,400,345.42
Program Income Drawdown	\$0.00	\$337,225.44
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$158,979.00	\$1,737,570.86
SHRA City	\$158,979.00	\$1,737,570.86
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation and reconstruction of residential structures. 24 CFR 570.202

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Vacant Property Program has been fully expended and home sales continue. To date, eighty-eight (88) loans have been approved for rehabilitation. Sixty-three (63) properties have now been sold, twenty (20) of those properties to persons at or below 50% area median income.

Quarterly Rehabilitation Loans Approved: 0
 Quarterly Properties Sold VLI: 3

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	20/0
# of Singlefamily Units	3	20/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	20/0	0/0	20/10	100.00
# Owner Households	3	0	3	20/0	0/0	20/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3859 13th Street	Sacramento		California	95820-	Not Validated / N
3909 Branch Street	Sacramento		California	95838-	Not Validated / N
4708 36th Street	Sacramento		California	95820-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

