

Grantee: Sacramento County, CA

Grant: B-08-UN-06-0004

January 1, 2012 thru March 31, 2012 Performance Report



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

Obligation Date:

Award Date:

Grantee Name:
Sacramento County, CA

Contract End Date:
03/16/2013

Review by HUD:
Original - In Progress

Grant Amount:
\$18,605,460.00

Grant Status:
Active

QPR Contact:
Geoffrey Ross

Estimated PI/RL Funds:
\$3,913,705.04

Total Budget:
\$22,519,165.04

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 (&ie 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$23,669,165.04
Total Budget	\$1,049,684.35	\$22,519,165.04
Total Obligated	\$1,228,313.04	\$22,519,165.04
Total Funds Drawdown	\$1,477,517.60	\$21,236,497.55
Program Funds Drawdown	\$790,011.96	\$16,638,611.02
Program Income Drawdown	\$687,505.64	\$4,597,886.53
Program Income Received	\$101,124.05	\$3,913,705.04
Total Funds Expended	\$616,196.21	\$20,550,509.99
Match Contributed	\$0.00	\$7,296,500.00



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	\$7,296,500.00
Limit on Public Services	\$2,790,819.00	\$0.00
Limit on Admin/Planning	\$1,860,546.00	\$1,369,299.02
Limit on State Admin	\$0.00	\$1,369,299.02

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,651,365.00	\$5,347,323.68

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 for County NSP are nearly exhausted. Anticipated number of assisted housing units projected for the County in 2009 was 223 units. To date, the overall housing units rehabilitated and sold which includes both single-family and multi-family occupied units is at 168 units. Additional units are currently in construction for both single-family and multi-family properties.

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

Overall Rehab Loans Approved: 80
 Overall Properties Sold: 50
 Overall Properties Sold VLI: 13

Property Recycling Program:

(includes Acquisition, Demolition, 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 Habitate for Humanity for rehabilitation. To date 24 properties have been transferred to builder partners. Additionally, six properties have been identified for land banking and one property has transferred to the Southgate Recreation and Park District for incorporation into the adjacent Rainbow Park, a public facility. The following is an overview of the Property Recycling Program (performance measures):

Total Properties Acquired: 31

1. For Rehabilitation by Builder Partners: 24
 - Properties Rehabilitated and Sold to Date: 18
 - VLI Properties Rehabilitated and Sold to Date: 5
2. For Public Facility: 1
3. 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 designed areas as common single-family and multi-family rental units located at Lerwick Road and Norcade Circle within Sacramento County. Rehabilitation continues with eight (8) NSP properties now at 100% completion at Lerwick Road; Lerwick Road is in the final phase of rehabilitation with twenty-three (23) total units now occupied by persons at or below 50% area median income; Six (6) units occupied by persons at or below 120% area median income.

Norcade Circle is currently in the construction rehabilitation progress with eight (8) properties at 100% completion; One (1) property is nearly completed at 97%; Nine (9) units are now occupied by persons at or below 50% area median income; Eight (8) units occupied by persons at or below 120% area median income.

The following is an overview of the Block Acquisition/Rehabilitation Program at Lerwick and Norcade.

NSP

Total Properties Lerwick: 9
 Total Units Obligated: 36
 Total VLI Units Obligated: 21

- Occupied VLI: 23
- Occupied L/M: 9

Total Properties Norcade: 9
 Total Units Obligated: 36
 Total VLI Units Obligated: 19

- VLI Units Occupied: 9
- Non-VLI Units Occupied: 8

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	\$198,862.17	\$1,960,000.00	\$1,340,606.02
NSP3 VPP, Vacant Property Program	\$51,518.00	\$5,075,716.04	\$3,872,889.31



NSP4 Lerwick, Block Acquisition	\$277,024.62	\$4,000,000.00	\$3,805,980.84
NSP5 Norcade, Block Acquisition	\$261,149.00	\$4,000,000.00	\$3,446,609.69
NSP6 # Property Recycling Pgm., Property Recycling Pgm.	\$1,458.17	\$6,984,661.73	\$3,673,737.89



Activities

Grantee Activity Number: Administration
Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP Administration

Project Title:

NSP Administration

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

SHRA County

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,960,000.00
Total Budget	\$160,000.00	\$1,960,000.00
Total Obligated	\$160,000.00	\$1,960,000.00
Total Funds Drawdown	\$227,555.17	\$1,369,299.02
Program Funds Drawdown	\$198,862.17	\$1,340,606.02
Program Income Drawdown	\$28,693.00	\$28,693.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$123,630.16	\$1,367,441.70
SHRA County	\$123,630.16	\$1,367,441.70
Match Contributed	\$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



Grantee Activity Number:
Activity Title:

Block (Lerwick - VLI)
Block Acquisition

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP4 Lerwick

Projected Start Date:

03/19/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Block Acquisition

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

SHRA County

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

To Date

N/A

\$2,200,000.00

Total Budget

\$0.00

\$2,200,000.00

Total Obligated

\$0.00

\$2,200,000.00

Total Funds Drawdown

\$159,783.39

\$2,180,193.62

Program Funds Drawdown

\$159,783.39

\$2,093,289.46

Program Income Drawdown

\$0.00

\$86,904.16

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$79,891.70

\$2,180,193.63

SHRA County

\$79,891.70

\$2,180,193.63

Match Contributed

\$0.00

\$4,000,000.00

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), 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 other local (TI and CDBG) funds. One property remains under construction at 97% completion. One (1) is now occupied by a person at or below 50% area median income this quarter at 3351 Edison, #2.

Quarterly Properties Under Construction: 1

Quarterly Units Occupied: 1



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	1		1/13	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		22/48	
# of Multifamily Units	1		22/24	
# of Singlefamily Units	0		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	22/0	0/0	22/24	100.00
# Renter Households	1	0	1	22/0	0/0	22/24	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3352 Edison Avenue, #2	Sacramento		California	95821-	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: **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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,800,000.00
Total Budget	\$0.00	\$1,800,000.00
Total Obligated	\$0.00	\$1,800,000.00
Total Funds Drawdown	\$117,241.23	\$1,783,794.79
Program Funds Drawdown	\$117,241.23	\$1,712,691.38
Program Income Drawdown	\$0.00	\$71,103.41
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$65,365.92	\$1,783,794.78
SHRA County	\$65,365.92	\$1,783,794.78
Match Contributed	\$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). Eight (8) NSP properties are now 100% rehabilitated; one (1) property is near completion at 80%. Two (2) units have been occupied this quarter by persons at or below 120% area median income located at 3351 Edison Avenue #1 and #3.

Quarterly Properties Under Construction: 1
 Quarterly Units Occupied: 2

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	3/11



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	14/88
# of Multifamily Units	2	11/44
# 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	2	2	0/0	14/0	14/44	100.00
# Renter Households	0	2	2	0/0	14/0	14/44	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3351 Edison Avenue, #3	Sacramento		California	95821-	Match / N
3351 Edison Avenue, #1	Sacramento		California	95821-	Match / N

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



Grantee Activity Number:
Activity Title:

Block (Norcade - VLI)
Block Acquisition

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP5 Norcade

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$2,200,000.00
Total Budget	\$0.00	\$2,200,000.00
Total Obligated	\$0.00	\$2,200,000.00
Total Funds Drawdown	\$496,331.21	\$2,185,222.57
Program Funds Drawdown	\$206,743.97	\$1,895,635.33
Program Income Drawdown	\$289,587.24	\$289,587.24
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$124,137.76	\$2,186,996.46
SHRA County	\$124,137.76	\$2,186,996.46
Match Contributed	\$0.00	\$2,700,000.00

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 EPO properties on Norcade Circle. One (1) property is non-NSP; Three (3) additional properties are SHRA owned. Norcade Circle is currently in the construction rehabilitation progress with eight (8) properties at 100% completion; One (1) property is nearly completed at 97%; Two (2) units occupied this quarter by persons at or below 50% area median income. Occupied units are at 2928 Norcade #2, #3.

Quarterly VLI units occupied: 2

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Properties 0 0/4

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	2		21/36	
# of Multifamily Units	2		21/18	
# of Singlefamily Units	0		0/18	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	9/0	0/0	9/18	100.00
# Renter Households	2	0	2	9/0	0/0	9/18	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2928 Norcade Circle, #2	Sacramento		California	95826-	Match / N
2928 Norcade Circle, #3	Sacramento		California	95826-	Match / 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: **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

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,800,000.00
Total Budget	\$0.00	\$1,800,000.00
Total Obligated	\$0.00	\$1,800,000.00
Total Funds Drawdown	\$294,565.30	\$1,791,134.63
Program Funds Drawdown	\$54,405.03	\$1,550,974.36
Program Income Drawdown	\$240,160.27	\$240,160.27
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$101,567.25	\$1,789,360.74
SHRA County	\$101,567.25	\$1,789,360.74
Match Contributed	\$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 EPO properties on Norcade Circle. One (1) property is non-NSP; Three (3) additional properties are SHRA owned. Norcade Circle is currently in the construction rehabilitation progress with eight (8) properties at 100% completion; One (1) property is nearly completed at 97%; Four (4) units occupied by persons at or below 120% area median income. Occupied units are located at 2808 Norcade #2; 2828 Norcade #1, #2; 2924 Norcade #4.

Quarterly Norcade Properties Rehabilitated: 8
 Quarterly Units Occupied: 4

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	0/9
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/36
# of Singlefamily Units	0	13/36

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	5	0/0	8/0	13/36	61.54
# Renter Households	0	0	5	0/0	8/0	13/36	61.54

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



Grantee Activity Number:
Activity Title:

Not In Use *
Property Recycling

Activity Category:

Clearance and Demolition

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:

N/A

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

SHRA County

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

N/A

To Date

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

 SHRA County

\$0.00

\$0.00

Match Contributed

\$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 not in use.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	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:
Activity Title:

Not In Use **
Property Recycling

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP6 # Property Recycling Pgm.

Projected Start Date:

03/19/2009

Benefit Type:

Area Benefit (Census)

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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
SHRA County	\$0.00	\$0.00
Match Contributed	\$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 not in use.

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

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



Grantee Activity Number:
Activity Title:

Not In Use ***
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

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

To Date

Total Budget

N/A

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

 SHRA County

\$0.00

\$0.00

Match Contributed

\$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 not in use.

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	



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

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

N/A

To Date

\$6,092,080.82

Total Budget

\$1,311,116.08

\$6,092,080.82

Total Obligated

\$1,311,116.08

\$6,092,080.82

Total Funds Drawdown

\$121,733.16

\$5,284,158.00

Program Funds Drawdown

\$1,458.17

\$3,251,774.17

Program Income Drawdown

\$120,274.99

\$2,032,383.83

Program Income Received

\$101,124.05

\$2,927,415.17

Total Funds Expended

\$61,453.42

\$4,902,749.15

SHRA County

\$61,453.42

\$4,902,749.15

Match Contributed

\$0.00

\$0.00

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 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. All 23 properties have been transferred to SHRAs competitively selected development partners including NeighborWoks/GALA Construction, Homes by Towne and Habitat for Humanity for rehabilitation. Twenty-one (21) of these properties have sold, 2 properties have completed construction and are available for sale, and the remaining properties are currently under construction. Three (3) properties have sold this quarter.

Quarterly Properties PRP (sold and occupied) 3

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	17/15

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	15/0
# of Singlefamily Units	3	15/0

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	15/0	15/0	100.00
# Owner Households	0	3	3	0/0	15/0	15/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2125 Whippoorwill Ln	Sacramento		California	95821-4517	Match / Y
3827 Milton Way	North Highlands		California	95660-3750	Match / Y
6149 Larry Way	North Highlands		California	95660-4460	Match / Y

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: Property Recycling

Activity Category:

Acquisition, construction, reconstruction of public facilities

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

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2012

To Date

N/A

\$111,989.39

Total Budget

\$0.00

\$111,989.39

Total Obligated

\$0.00

\$111,989.39

Total Funds Drawdown

\$0.00

\$111,989.39

Program Funds Drawdown

\$0.00

\$111,989.39

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$111,989.39

SHRA County

\$0.00

\$111,989.39

Match Contributed

\$0.00

\$0.00

Activity Description:

Transfer properties to public agency to enhance public facilities; 24 CFR 570.201(c).

Location Description:

County NSP Target Areas.

Activity Progress Narrative:

As a component of the Property Recycling Program, SHRA acquired one blighted, foreclosed and vacant property located at 3901 42nd Avenue for the purpose of expanding and improving an existing public facility. This property was transferred to the Southgate Recreation and Park District within the County of Sacramento and will be made a part of the existing, adjacent Rainbow Park. Southgate will improve the property with landscaping, walkways and community garden. Site remediation is complete and construction on park improvements will begin in April 2012.

Accomplishments Performance Measures

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



of Housing Units

0

1/0

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

# of Persons	Beneficiaries - Area Benefit Census Method		Total Low/Mod%	
	Low	Mod	Low	Mod
	0	0	0	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
			California		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: PRP - VLI
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:
 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

Overall	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$780,591.52
Total Budget	(\$430,221.87)	\$780,591.52
Total Obligated	(\$430,221.87)	\$780,591.52
Total Funds Drawdown	\$0.00	\$780,591.52
Program Funds Drawdown	\$0.00	\$309,974.33
Program Income Drawdown	\$0.00	\$470,617.19
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$780,591.52
SHRA County	\$0.00	\$780,591.52
Match Contributed	\$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:

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. Although not a requirement, three (3) properties have sold to a household earning less than 50% area median income under the program.

Quarterly Properties Sold PRP VLI: 0

Accomplishments Performance Measures

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



of Singlefamily Units

0

5/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/0	0/0	5/0	100.00
# Owner Households	0	0	0	5/0	0/0	5/0	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:
 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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$4,128,392.36
Total Budget	\$8,790.14	\$4,128,392.36
Total Obligated	\$187,418.83	\$4,128,392.36
Total Funds Drawdown	\$60,308.14	\$4,304,003.06
Program Funds Drawdown	\$51,518.00	\$3,104,194.32
Program Income Drawdown	\$8,790.14	\$1,199,808.74
Program Income Received	\$0.00	\$986,289.87
Total Funds Expended	\$60,150.00	\$4,001,281.67
SHRA County	\$60,150.00	\$4,001,281.67
Match Contributed	\$0.00	\$596,500.00

Activity Description:

Rehabilitation/reconstruction of residential structures; 24 CFR 570.202.

Location Description:

County NSP Target Areas.

Activity Progress Narrative:

The Vacant property is almost fully expended and home sales continue as funds become available. There are no properties sold this quarter.

Quarterly Rehabilitation Loans: 0

Quarterly Properties Sold: 0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	50/80
# of Singlefamily Units	0	50/80



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	50/80	50/80	100.00
# Owner Households	0	0	0	0/0	50/80	50/80	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	



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	Jan 1 thru Mar 31, 2012	To Date
Total Projected Budget from All Sources	N/A	\$947,323.68
Total Budget	\$0.00	\$947,323.68
Total Obligated	\$0.00	\$947,323.68
Total Funds Drawdown	\$0.00	\$947,323.68
Program Funds Drawdown	\$0.00	\$768,694.99
Program Income Drawdown	\$0.00	\$178,628.69
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$947,323.68
SHRA County	\$0.00	\$947,323.68
Match Contributed	\$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 is almost fully expended and home sales continue as funds become available. To date, no properties have been sold to persons at or below 50% area median income.

Quarterly Rehabilitation Loans: 0
 Quarterly Properties Sold: 0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/15
# of Singlefamily Units	0	11/15



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	11/0	0/0	11/15	100.00
# Owner Households	0	0	0	11/0	0/0	11/15	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	

