

**Grantee: Sacramento County, CA**

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

**July 1, 2012 thru September 30, 2012 Performance Report**

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**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:**

No QPR Contact Found

**Estimated PI/RL Funds:**

\$3,944,650.40

**Total Budget:**

\$22,550,110.40

## 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.

| Overall  | This Report Period | To Date         |
|--|--------------------|-----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                | \$23,700,110.40 |
| <b>Total Budget</b>                            | (\$42,395.07)      | \$22,550,110.40 |
| <b>Total Obligated</b>                         | (\$42,395.07)      | \$22,550,110.40 |
| <b>Total Funds Drawdown</b>                    | \$107,405.60       | \$21,701,452.36 |
| <b>Program Funds Drawdown</b>                  | \$88,673.67        | \$16,922,132.85 |
| <b>Program Income Drawdown</b>                 | \$18,731.93        | \$4,779,319.51  |
| <b>Program Income Received</b>                 | \$18,731.93        | \$3,944,650.40  |
| <b>Total Funds Expended</b>                    | \$206,009.02       | \$20,926,891.19 |
| <b>Match Contributed</b>                       | \$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 | \$1,531,194.99 |
| Limit on State Admin                   | \$0.00         | \$1,531,194.99 |

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

| National Objective            | Target         | Actual         |
|-------------------------------|----------------|----------------|
| NSP Only - LH - 25% Set-Aside | \$4,651,365.00 | \$5,438,450.68 |

## Overall Progress Narrative:

The obligation and expenditure of funds for the County NSP are nearly exhausted. The Block Acquisition Program is on schedule, and the Vacant Property Program, along with two of three activities within the Property Recycling were completed during the quarter. The anticipated number of assisted housing units projected for the County in 2009 was 223 units. To date, the overall housing units rehabilted and sold, which includes both single-family and multi-family occupied units, is at 147 units. During the quarter, two single-family units were sold and occupied.

Please note that DRGR's accounting of program income draw-down revisions continue to pose a problem. More specifically, program income draw-down revisions that have been made to more accurately reflect the distribution of project costs are being added total draw-downs.

The following descriptions represent current progress, quarterly accomplishments and overall projections for the three County programs:

### Vacant Properties Program:

The Vacant Properties Program was designed to return vacant and blighted homes and properties to owner occupancy by partnering with local contractors and developers in Target Areas. SHRA partnered with nineteen developer/contractors, and a total of 41 LMMI and 13 VLI properties have been rehabilitated, sold and occupied. This completes the Vacant Property Program activity. The following is an overview of the Vacant Properties Program (performance measures):

Overall Properties Sold: 54  
 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 contions improve. SHRA is partnering with three development partners; Habitat for Humanity, NeighborWorks/GALA, Construction, and Homes by Towne, to complete rehabilitation of properties.

31 properties have been acquired under the Property Recycling Program. To date, 24 single-family properties have been successfully rehabilitated, sold and occupied. 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: 24
  - VLI Properties Rehabilitated and Sold to Date: 7
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 designate areas as common single-family and multi-family rental units located at Lerwick Road and Norcade Circle within Sacramento County. Construction rehabilitation is now 100% complete on all nine (9) properties at Lerwick Road, with twenty-three (23) units now occupied by persons at or below 50% of the area median income, and eleven (11) units occupied by persons at or below 120% area median income.

Construction of the nine (9) properties along Norcade Circle is also 100% complete. Twenty-one (21) units are now occupied by persons at or below 50% of the area median income, and fourteen (14) units are 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.

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

- Occupied VLI: 23
- Occupied L/M: 11

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

- VLI Units Occupied: 21
- Non-VLI Units Occupied: 14

## 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 | \$31,107.88            | \$1,960,000.00         | \$1,462,546.55         |
| NSP3 VPP, Vacant Property Program      | \$8.53                 | \$4,980,472.40         | \$3,882,450.07         |
| NSP4 Lerwick, Block Acquisition        | \$0.00                 | \$4,000,000.00         | \$3,805,980.84         |



|   |             |                |                |
|---|-------------|----------------|----------------|
| NSP5 Norcade, Block Acquisition                         | \$0.00      | \$4,000,000.00 | \$3,470,252.49 |
| NSP6 # Property Recycling Pgm., Property Recycling Pgm. | \$57,557.26 | \$7,110,850.73 | \$3,802,115.63 |



## 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**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2012**

N/A

**To Date**

\$1,960,000.00

**Total Budget**

\$0.00

\$1,960,000.00

**Total Obligated**

\$0.00

\$1,960,000.00

**Total Funds Drawdown**

\$49,839.81

\$1,531,194.99

**Program Funds Drawdown**

\$31,107.88

\$1,462,546.55

**Program Income Drawdown**

\$18,731.93

\$68,648.44

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$119,499.14

\$1,561,302.93

SHRA County

\$119,499.14

\$1,561,302.93

**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 the 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

| <b>Overall</b>                                 | <b>Jul 1 thru Sep 30, 2012</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$2,200,000.00 |
| <b>Total Budget</b>                            | \$0.00                         | \$2,200,000.00 |
| <b>Total Obligated</b>                         | \$0.00                         | \$2,200,000.00 |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$2,180,193.62 |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$2,093,289.46 |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$86,904.16    |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$2,180,193.62 |
| SHRA County                                    | \$0.00                         | \$2,180,193.62 |
| <b>Match Contributed</b>                       | \$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) vacant, foreclosed fourplex properties encompassing 52 two bedroom units on Lerwick Road and East Country Club Lane have been acquired, including nine (9) with NSP funds and four (4) with other local (TI and CDBG) funds. Construction rehabilitation is now 100% complete on all nine (9) NSP properties. Two units are currently being used as on-site management and onstruction offices. These office activities are expected to be relocated and the units occupied by eligible renters by the end of December 2012. There were no occupancies this quarter by persons at or below 50% of the area median income.

Quarterly Units Occupied: 0

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



# of Properties 0 1/13

|                         | This Report Period |  | Cumulative Actual Total / Expected |  |
|-------------------------|--------------------|--|------------------------------------|--|
|                         | Total              |  | Total                              |  |
| # of Housing Units      | 0                  |  | 22/48                              |  |
| # of Multifamily Units  | 0                  |  | 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     | 0                  | 0   | 0     | 22/0                               | 0/0 | 22/24 | 100.00   |
| # Renter Households | 0                  | 0   | 0     | 22/0                               | 0/0 | 22/24 | 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    |        |



**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**

|  | <b>Jul 1 thru Sep 30, 2012</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$1,800,000.00 |
| <b>Total Budget</b>                            | \$0.00                         | \$1,800,000.00 |
| <b>Total Obligated</b>                         | \$0.00                         | \$1,800,000.00 |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$1,783,794.79 |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$1,712,691.38 |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$71,103.41    |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$1,783,794.79 |
| SHRA County                                    | \$0.00                         | \$1,783,794.79 |
| <b>Match Contributed</b>                       | \$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 and East County Club Lane have been acquired, including nine (9) with NSP funds and four (4) with local (TI and CDBG funds). All nine (9) NSP properties are now 100% rehabilitated. Two units are currently being used as on-site management and onstruction offices. These office activities are expected to be relocated and the units occupied by eligible renters by the end of December 2012. There were no occupancies this quarter by persons at or below 120% of the area median income.

Quarterly Units 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                         | 5/11                                      |



|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 0                  | 16/88                              |
| # of Multifamily Units  | 0                  | 13/44                              |
| # 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                  | 0   | 0     | 0/0                                | 16/0 | 16/44 | 100.00   |
| # Renter Households | 0                  | 0   | 0     | 0/0                                | 16/0 | 16/44 | 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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**Grantee Activity Number:** Block (Norcade - VLI)

**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:**

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**

|  | <b>Jul 1 thru Sep 30, 2012</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$2,200,000.00 |
| <b>Total Budget</b>                            | \$0.00                         | \$2,200,000.00 |
| <b>Total Obligated</b>                         | \$0.00                         | \$2,200,000.00 |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$2,200,000.00 |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$1,908,638.87 |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$291,361.13   |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$2,200,000.00 |
| SHRA County                                    | \$0.00                         | \$2,200,000.00 |
| <b>Match Contributed</b>                       | \$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:**

There are forty units in ten fourplex EPO properties located along Norcade Circle. One (1) property is non-NSP, and; three (3) additional properties are SHRA owned. Construction rehabilitation is 100% complete on the nine (9) NSP properties. There have been no occupancies this quarter by persons at or below 50% of the area median income.

Quarterly VLI units 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                         | 4/4                                       |



|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 0                  | 33/36                              |
| # of Multifamily Units  | 0                  | 33/18                              |
| # 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     | 0                  | 0   | 0     | 21/0                               | 0/0 | 21/18 | 100.00   |
| # Renter Households | 0                  | 0   | 0     | 21/0                               | 0/0 | 21/18 | 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:** 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>Jul 1 thru Sep 30, 2012</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$1,800,000.00 |
| <b>Total Budget</b>                            | \$0.00                         | \$1,800,000.00 |
| <b>Total Obligated</b>                         | \$0.00                         | \$1,800,000.00 |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$1,847,925.01 |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$1,561,613.62 |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$286,311.39   |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$1,800,000.00 |
| SHRA County                                    | \$0.00                         | \$1,800,000.00 |
| <b>Match Contributed</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:**

There are forty units in ten fourplex EPO properties located along Norcade Circle. One (1) property is non-NSP, and; three (3) additional properties are SHRA owned. Construction rehabilitation is 100% complete on the nine (9) NSP properties. There have been no occupancies this quarter by persons at or below 120% of the area median income.

Quarterly Units 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                         | 3/9                                       |



|                         | 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   | 0     | 0/0                                | 14/0 | 19/36 | 73.68    |
| # Renter Households | 0                  | 0   | 0     | 0/0                                | 14/0 | 19/36 | 73.68    |

### 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:** PRP

**Activity Title:** Property Recycling

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP6 # Property Recycling Pgm.

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Direct Benefit (Households)

**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:**

09/28/2012

**Responsible Organization:**

SHRA County

**Overall**

|  | <b>Jul 1 thru Sep 30, 2012</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$5,999,725.73 |
| <b>Total Budget</b>                            | \$18,723.40                    | \$5,999,725.73 |
| <b>Total Obligated</b>                         | \$18,723.40                    | \$5,999,725.73 |
| <b>Total Funds Drawdown</b>                    | \$57,557.17                    | \$5,527,130.93 |
| <b>Program Funds Drawdown</b>                  | \$57,557.17                    | \$3,380,151.82 |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$2,146,979.11 |
| <b>Program Income Received</b>                 | \$18,731.93                    | \$2,949,577.53 |
| <b>Total Funds Expended</b>                    | \$56,501.26                    | \$4,811,215.18 |
| SHRA County                                    | \$56,501.26                    | \$4,811,215.18 |
| <b>Match Contributed</b>                       | \$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:**

24 foreclosed and/or vacant single-family properties were acquired under the Property Recycling Program for the purpose of rehabilitation and sale to eligible homebuyers earning not more than 120% of the area median income. With the sale and occupancy of the one remaining unit this quarter, all 24 properties have been successfully rehabilitated, sold and occupied, thereby completing the activity.

Quarterly Properties PRP (sold and occupied): 1

**Accomplishments Performance Measures**

|                        | <b>This Report Period</b> | <b>Cumulative Actual Total / Expected</b> |
|------------------------|---------------------------|---|
|                        | <b>Total</b>              | <b>Total</b>                              |
| <b># of Properties</b> | 1                         | 20/15                                     |



|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 1                  | 18/0                               |
| # of Singlefamily Units | 1                  | 18/0                               |

### Beneficiaries Performance Measures

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |      |       |          |
|--------------------|--------------------|-----|-------|------------------------------------|------|-------|----------|
|                    | Low                | Mod | Total | Low                                | Mod  | Total | Low/Mod% |
| # of Households    | 0                  | 1   | 1     | 0/0                                | 18/0 | 18/0  | 100.00   |
| # Owner Households | 0                  | 1   | 1     | 0/0                                | 18/0 | 18/0  | 100.00   |

### Activity Locations

| Address                 | City       | County | State      | Zip    | Status / Accept   |
|-------------------------|------------|--------|------------|--------|-------------------|
| 5551 Hillside Boulevard | Sacramento |        | California | 95842- | 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 - 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**

|  | <b>Jul 1 thru Sep 30, 2012</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$111,989.39   |
| <b>Total Budget</b>                            | \$0.00                         | \$111,989.39   |
| <b>Total Obligated</b>                         | \$0.00                         | \$111,989.39   |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$111,989.39   |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$111,989.39   |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$0.00         |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$111,989.39   |
| SHRA County                                    | \$0.00                         | \$111,989.39   |
| <b>Match Contributed</b>                       | \$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. The property is to be improved with landscaping, walkways and community garden. Site remediation has been completed and the community garden park improvements are anticipated to be finished by the end of the year.

**Accomplishments Performance Measures**

|                               | <b>This Report Period</b> | <b>Cumulative Actual Total / Expected</b> |
|-------------------------------|---------------------------|---|
|                               | <b>Total</b>              | <b>Total</b>                              |
| <b># of Public Facilities</b> | 0                         | 0/1                                       |

  

|  | <b>This Report Period</b> | <b>Cumulative Actual Total / Expected</b> |
|--|---------------------------|---|
|  | <b>Total</b>              | <b>Total</b>                              |



# of Housing Units

0

1/0

## Beneficiaries Performance Measures

### Beneficiaries - Area Benefit Census Method

|              | Low | Mod | Total Low/Mod% |   |
|--------------|-----|-----|----------------|---|
| # of Persons | 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    |        |

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**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:**

09/28/2012

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

SHRA County

**Overall**

|  | <b>Jul 1 thru Sep 30, 2012</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$999,135.61   |
| <b>Total Budget</b>                            | \$0.00                         | \$999,135.61   |
| <b>Total Obligated</b>                         | \$0.00                         | \$999,135.61   |
| <b>Total Funds Drawdown</b>                    | \$0.09                         | \$999,135.61   |
| <b>Program Funds Drawdown</b>                  | \$0.09                         | \$309,974.42   |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$689,161.19   |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Total Funds Expended</b>                    | \$0.09                         | \$999,135.61   |
| SHRA County                                    | \$0.09                         | \$999,135.61   |
| <b>Match Contributed</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:**

24 foreclosed and/or vacant single-family properties were acquired under the Property Recycling Program for the purpose of rehabilitation and sale to eligible homebuyers earning not more than 120% of the area median income. All 24 properties have been fully rehabilitated, sold and occupied. thereby completing the activity. Although not a requirement under the program, a total of 7 properties were sold to households earning 50% or less than the area median income.

Quarterly Properties Sold PRP VLI: 0

**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                         | 7/1                                       |
| <b># of Singlefamily Units</b> | 0                         | 7/1                                       |



## Beneficiaries Performance Measures

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |          |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
|                    | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod% |
| # of Households    | 0                  | 0   | 0     | 7/0                                | 0/0 | 7/0   | 100.00   |
| # Owner Households | 0                  | 0   | 0     | 7/0                                | 0/0 | 7/0   | 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

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

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP3 VPP

**Projected Start Date:**

03/19/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Vacant Property Program

**Projected End Date:**

12/31/2010

**Completed Activity Actual End Date:**

09/28/2012

**Responsible Organization:**

SHRA County

**Overall**

|  | <b>Jul 1 thru Sep 30, 2012</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$3,942,021.72 |
| <b>Total Budget</b>                            | (\$61,118.47)                  | \$3,942,021.72 |
| <b>Total Obligated</b>                         | (\$61,118.47)                  | \$3,942,021.72 |
| <b>Total Funds Drawdown</b>                    | \$8.53                         | \$3,982,850.07 |
| <b>Program Funds Drawdown</b>                  | \$8.53                         | \$3,022,628.08 |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$960,221.99   |
| <b>Program Income Received</b>                 | \$0.00                         | \$995,072.87   |
| <b>Total Funds Expended</b>                    | \$30,008.53                    | \$3,942,021.72 |
| SHRA County                                    | \$30,008.53                    | \$3,942,021.72 |
| <b>Match Contributed</b>                       | \$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 Program was successfully completed during the quarter. In total, fifty-four (54) properties were rehabilitated, sold and occupied. Forty (40) of these properties were sold to households with incomes at or below 120% of the area median income, and one (1) was occupied this quarter.

Quarterly Properties Sold: 1

**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>      | 1                         | 51/80                                     |
| <b># of Singlefamily Units</b> | 1                         | 51/80                                     |



## Beneficiaries Performance Measures

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |       |       |          |
|--------------------|--------------------|-----|-------|------------------------------------|-------|-------|----------|
|                    | Low                | Mod | Total | Low                                | Mod   | Total | Low/Mod% |
| # of Households    | 0                  | 1   | 1     | 0/0                                | 51/80 | 51/80 | 100.00   |
| # Owner Households | 0                  | 1   | 1     | 0/0                                | 51/80 | 51/80 | 100.00   |

## Activity Locations

| Address             | City       | County | State      | Zip    | Status / Accept   |
|---------------------|------------|--------|------------|--------|-------------------|
| 7413 Lawnwood Drive | Sacramento |        | California | 95828- | 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    |        |

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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:**

09/28/2012

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

SHRA County

| Overall  | Jul 1 thru Sep 30, 2012 | To Date        |
|--|-------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$1,038,450.68 |
| <b>Total Budget</b>                            | \$0.00                  | \$1,038,450.68 |
| <b>Total Obligated</b>                         | \$0.00                  | \$1,038,450.68 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$1,038,450.68 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$859,821.99   |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$178,628.69   |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00         |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$1,038,450.68 |
| SHRA County                                    | \$0.00                  | \$1,038,450.68 |
| <b>Match Contributed</b>                       | \$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 was successfully completed during the quarter. In total, fifty-four (54) properties were rehabilitated, sold and occupied. Thirteen (13) of these properties were sold to households with incomes at or below 50% of the area median income. There were no occupancies to report during the quarter.

Quarterly Properties Sold: 0

**Accomplishments Performance Measures**

|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 0                  | 12/15                              |
| # of Singlefamily Units | 0                  | 12/15                              |



## Beneficiaries Performance Measures

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |          |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
|                    | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod% |
| # of Households    | 0                  | 0   | 0     | 12/0                               | 0/0 | 12/15 | 100.00   |
| # Owner Households | 0                  | 0   | 0     | 12/0                               | 0/0 | 12/15 | 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    |        |