

Grantee: Sacramento, CA

Grant: B-08-MN-06-0007

January 1, 2013 thru March 31, 2013 Performance Report



Grant Number:

B-08-MN-06-0007

Obligation Date:**Award Date:****Grantee Name:**

Sacramento, CA

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Amount:

\$13,264,829.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated PI/RL Funds:

\$2,956,077.74

Total Budget:

\$16,220,906.74

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

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

Distribution and and Uses of Funds:

The three sub-programs include: 1) Vacant Properties Program; 2) Block Acquisition/Rehabilitation Program; and 3) Property Recycling gram. Modeled after SHRA's successful Boarded and Vacant and Vacant Lot programs, the Vacant Properties Program is designed to return vacant and blighted homes and properties to owner occupancy by partnering with local contractors and developers in Target areas. Building upon the successful past effort at Phoenix Park, the Block Acquisition/Rehabilitation/Rehabilitation Program seeks to partner with developers willing to acquire, rehabilitate (demolish and rebuild) and maintain units in designated areas as common rental units. The Property Recycling Program is designed to consist of a government entity administering a land acquisition program engaged in the following functions: acquire, rehabilitate and sell; acquire, demolish and land bank; develop land banked assets in targeted areas, either separately or in joint venture; and/or rent acquired assets and sell when market conditions improve. Through a combination of these three programs, SHRA anticipates directly assisting 178 vacant and/or foreclosed properties located within the City of Sacramento.

Definitions and Descriptions:

The definition of a blighted structure is located under California State Redevelopment Law (Health and Safety Code 33000 et seq.). Physical Blight is described at Subdivision (a) of section 33031 and includes: 1) Building in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors. 2) Factors that prevent or substantially hinder the economically viable use or capacity of building or lots. 3) Adjacent or nearby used that are incompatible with each other and prevent economic development of those parcels or other portions of the area. 4) Existence of lots of irregular form, shape or size for proper usefulness that are in multiple ownership. For NSP funded activities, SHRA has adopted the HOME rents defined in 24 CFR 92.252 as the affordable rent standard. Allowable rents per the HUD guidelines are published annually by SHRA.

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

Amount of Investment (per-unit)	Affordability Restriction
< \$15,000 investment	5 years
\$15,000 - \$40,000	10 years
> \$40,000	15 years



New Rental Construction
 20 years
 Refinancing Rental Housing
 15 years

Low Income Targeting:

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

Acquisition and Relocation:

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

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

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income (Very Low Income) is 45 units.

Public Comment:

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

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

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$18,705,378.74
Total Budget	\$0.00	\$16,220,906.74
Total Obligated	\$0.00	\$16,220,906.74
Total Funds Drawdown	\$95,628.10	\$15,839,266.77
Program Funds Drawdown	\$95,628.10	\$12,883,189.03
Program Income Drawdown	\$0.00	\$2,956,077.74
Program Income Received	\$0.00	\$2,956,077.74
Total Funds Expended	\$100,872.73	\$16,502,196.79
Match Contributed	\$0.00	\$529,000.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$10,529,000.00
Limit on Public Services	\$1,989,724.35	\$0.00
Limit on Admin/Planning	\$1,326,482.90	\$1,151,561.91
Limit on State Admin	\$0.00	\$1,151,561.91

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,316,207.25	\$6,254,844.95

Overall Progress Narrative:

The obligation and expenditure of funds for the City NSP are nearly exhausted, and the activities within two of the three programs, Vacant Properties and Block Acquisition, have been completed. The anticipated number of assisted housing units projected for the City in 2009 was 178 units. To date, the overall housing units rehabilitated and sold, which includes both single-family and multi-family occupied units, is 111 units. The following descriptions represent current progress for the three City 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 different developer/contractors, and a total of 62 LMMI and 20 VLI properties were rehabilitated, sold and occupied. The Vacant Property Program activity was successfully completed in the 3rd quarter of 2012. The following is an overview of the Vacant Properties Program (performance measures):

Overall LMMI Properties Sold: 62

Overall VLI Properties Sold: 20

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 the rehabilitation and resale of properties. The following is an overview of the Property Recycling Program (performance measures).

Twenty-seven (27) properties were acquired under the Property Recycling Program. Of the 18 single family units that have been transferred to SHRA builder partners NeighborWorks/GALA, Homes by Towne and Habitat for Humanity for rehabilitation, only one property that is approximately 75% complete remains available for resale and



occupancy. Additionally, five properties have been identified for land banking, and two properties have been transferred to the City of Sacramento for incorporation into the adjacent McClatchy Park, a public facility. Rehabilitation construction is complete on two multi-family apartment complexes, Villa De Novo and 23 Coral Gables Court, and lease-up is complete at the smaller 4 unit Coral Gables project. The following is an overview of the Property Recycling Program (performance measures):

Total Properties Acquired: 27

1. For Rehabilitation by Builder Partners: 18
 - LMMI Properties Rehabilitated and Sold to Date: 6
 - VLI Properties Rehabilitated and Sold to Date: 11
 - Under Rehabilitation Construction: 1
2. For Multi-Family VLI Rehabilitation: 2 properties/21 units
3. For Public Facility: 2
4. For Land Bank: 5

Block Acquisition/Rehabilitation (Block) Program:

The Block Acquisition, Morrison Creek activity was completed in the first quarter of 2012. Five properties were acquired and fully rehabilitated with NSP funds. All five (5) properties are occupied by persons at or below 50% area median income. Total properties rehabilitated and occupied to date:

Total Properties Acquired (VLI): 5

Total Rehabilitated: 5

Total Units Occupied: 5

Total Properties TI: 15

Total Rehabilitated: 15

Total Units Occupied: 7

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Disposition, Disposition	\$0.00	\$453,305.16	\$453,305.16
NSP 3 Block Acquisition, Morrison Creek	\$0.00	\$230,000.00	\$230,000.00
NSP 4 Property Recycling Pgm., Property Recycling Pgm.	\$78,526.10	\$7,081,451.93	\$5,926,247.89
NSP 5 Vacant Property, Vacant Property Pgm.	\$0.00	\$7,156,149.65	\$5,122,074.07
NSP Administration, NSP Administration	\$17,102.00	\$1,300,000.00	\$1,151,561.91



Activities

Grantee Activity Number: Block (Morrison Creek) - VLI

Activity Title: Block Acquisition

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 3 Block Acquisition

Projected Start Date:

03/19/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Morrison Creek

Projected End Date:

03/31/2012

Completed Activity Actual End Date:

Responsible Organization:

SHRA City

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$230,000.00
Total Budget	\$0.00	\$230,000.00
Total Obligated	\$0.00	\$230,000.00
Total Funds Drawdown	\$0.00	\$230,000.00
Program Funds Drawdown	\$0.00	\$230,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$230,000.00
SHRA City	\$0.00	\$230,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

Activity completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/5
# of Multifamily Units	0	4/5



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



Grantee Activity Number:	Disposition
Activity Title:	Disposition

Activity Category:

Disposition

Project Number:

Disposition

Projected Start Date:

03/19/2009

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Disposition

Projected End Date:

12/31/2013

Completed Activity Actual End Date:

Responsible Organization:

SHRA City

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$453,305.16
Total Budget	\$0.00	\$453,305.16
Total Obligated	\$0.00	\$453,305.16
Total Funds Drawdown	\$0.00	\$453,305.16
Program Funds Drawdown	\$0.00	\$453,305.16
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$453,305.16
SHRA City	\$0.00	\$453,305.16
Match Contributed	\$0.00	\$0.00

Activity Description:

Staff costs related to delivery of NSP units; wherein programmatic costs for NSP activities are related to the actual holding and disposition of properties.

Location Description:

NSP target areas in the city.

Activity Progress Narrative:

Associated costs for delivery of NSP project activities.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

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



Grantee Activity Number:	NSP Administration
Activity Title:	NSP Administration

Activity Category:

Administration

Project Number:

NSP Administration

Projected Start Date:

03/19/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

12/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Sacramento Housing and Redevelopment Agency

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,300,000.00
Total Budget	\$0.00	\$1,300,000.00
Total Obligated	\$0.00	\$1,300,000.00
Total Funds Drawdown	\$17,102.00	\$1,151,561.91
Program Funds Drawdown	\$17,102.00	\$1,151,561.91
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$22,052.93	\$1,156,512.84
Sacramento Housing and Redevelopment Agency	\$22,052.93	\$1,156,512.84
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

Citywide.

Activity Progress Narrative:

Associated costs for administration of NSP program activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: PRP

Activity Title: Property Recycling

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP 4 Property Recycling Pgm.

Project Title:

Property Recycling Pgm.

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

SHRA City

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,135,778.99
Total Budget	\$0.00	\$2,135,778.99
Total Obligated	\$0.00	\$2,135,778.99
Total Funds Drawdown	\$78,526.10	\$1,902,652.42
Program Funds Drawdown	\$78,526.10	\$1,320,018.31
Program Income Drawdown	\$0.00	\$582,634.11
Program Income Received	\$0.00	\$905,391.59
Total Funds Expended	\$78,819.80	\$1,902,946.12
SHRA City	\$78,819.80	\$1,902,946.12
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

Eighteen (18) foreclosed and/or vacant single-family properties have been acquired and transferred to SHRAs competitively selected development partners, NeighborWorks/GALA Construction, Homes by Towne, and Habitat for Humanity, for rehabilitation and resale under the Property Recycling Program. To date, 17 properties have been sold and occupied, including 6 by households earning not more than 120% of the area median income and 11 by households with incomes at or below 50% of the area median income. Construction is approximately 75% complete on the 1 remaining property.

The following properties, which were determined to be dilapidated to the point of necessitating intervention and demolition, were acquired through the Property Recycling Program and land banked for future redevelopment.

- 3601 & 3603 Pansy Avenue
- 210 Nimitz Street
- 3530 10th Avenue
- 5270 & 5320 Young Street

Due to the severity of deterioration and the blighting influences on the surrounding residential neighborhoods, rehabilitation and



remarketing for resale of the duplex property located at 3601 & 3603 Pansy Avenue and the single family residential properties located at 210 Nimitz Street and 3530 10th Avenue, was found to be unreasonable. The dwellings were subsequently demolished and the vacant properties land banked until such time as the market can support their redevelopment with single family residences. In January 2012, subject to the restriction that it be sold to an income qualified owner occupant whose income does not exceed fifty percent (50%) of the Area Median Income, the 10th Street property was conveyed to Sacramento Habitat for Humanity (SHFH) for the purpose of constructing a single family detached residence. Currently, SHFH is in the final stages of the building permit process, a family has been identified for future ownership, and construction is scheduled to begin in May 2013.

Young Street, between Stockton Boulevard and Nina Way, is plagued with vacant and underutilized properties, foreclosures, and heightened police and code enforcement activities. As a result, SHRA has committed significant financial resources to redeveloping the area along and within the immediate vicinity of Young Street. In conjunction with the acquisition of the San Juan Motel and Mobile Home Park along Stockton Boulevard, the acquisition, demolition and land banking of the properties located at 5270 and 5320 Young Street is a continuation of a larger site assemblage and redevelopment effort. Through this initiative, the Young Street properties are to be held until the market can support a quality redevelopment project around the former San Juan Hotel site. The goal is to advance a larger mixed-use project that will result in the construction of a variety of housing types and service commercial uses that will have an immediate impact on the neighborhood and surrounding community.

Quarterly Properties PRP (sold and occupied) 2

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	5/27
# of Singlefamily Units	2	5/27

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	6/0	6/0	100.00
# Owner Households	0	2	2	0/0	6/0	6/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1705 Rosalind Street	Sacramento		California	95838-	Not Validated / N
471 Lindsay Avenue	Sacramento		California	95838-	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 - Multi Family

Activity Title: Multi-Family

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 4 Property Recycling Pgm.

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:

Property Recycling Pgm.

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

SHRA City

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$3,349,299.35
Total Budget	\$0.00	\$3,349,299.35
Total Obligated	\$0.00	\$3,349,299.35
Total Funds Drawdown	\$0.00	\$3,349,224.04
Program Funds Drawdown	\$0.00	\$3,150,680.51
Program Income Drawdown	\$0.00	\$198,543.53
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,349,224.04
SHRA City	\$0.00	\$3,349,224.04
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

3535 Del Paso Blvd., Sacramento, CA.

Activity Progress Narrative:

Occupancy of the 17 unit Villa De Novo project, located at 3535 Del Paso Boulevard, is underway. The property will serve 16 households (15 apartment and 1 single family unit) earning not more than 50% of the area median income, and 1 household (the manager's unit) earning not more than 120% of the area median income. With the addition of 2 occupancies this quarter, a total of 6 Very Low Income units are now occupied.

23 Coral Gables Court, a 4 unit multi-family property was acquired with NSP funds. The rehabilitation and occupancy of the complex is being reported under the NSP-3 PRP (MF) activity. Construction is complete and all 4 units were rented and occupied during the 4th quarter of 2012.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Housing Units	2	6/16
# of Multifamily Units	2	6/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	6/0	0/0	6/0	100.00
# Renter Households	2	0	2	6/0	0/0	6/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3535 Del Paso Boulevard # 9	Sacramento		California	95838-	Not Validated / N
3535 Del Paso Boulevard #5	Sacramento		California	95838-	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: PRP - Public Facility

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

NSP 4 Property Recycling Pgm.

Project Title:

Property Recycling Pgm.

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2012

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

SHRA City

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$455,568.70
Total Budget	\$0.00	\$455,568.70
Total Obligated	\$0.00	\$455,568.70
Total Funds Drawdown	\$0.00	\$455,568.70
Program Funds Drawdown	\$0.00	\$314,744.18
Program Income Drawdown	\$0.00	\$140,824.52
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$455,568.70
SHRA City	\$0.00	\$455,568.70
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

Two properties have been transferred to the City for incorporation into McClatchy Park. The City Public Works Department reports that the expansion project is on schedule and that the park improvements should be complete by the end of April 2013 in time for the season opening of the farmer's market.

Accomplishments Performance Measures

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

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Housing Units

0

0/0

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Persons	134873	82242	398027	54.55

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 Multi Family LMMI
Activity Title: Multi-Family Manager's Unit

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 4 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:

Responsible Organization:

SHRA City

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$202,830.15
Total Budget	\$0.00	\$202,830.15
Total Obligated	\$0.00	\$202,830.15
Total Funds Drawdown	\$0.00	\$202,830.15
Program Funds Drawdown	\$0.00	\$202,830.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$202,830.15
SHRA City	\$0.00	\$202,830.15
Match Contributed	\$0.00	\$0.00

Activity Description:

The property located at 3535 Del Paso Boulevard consists of seventeen (17) units. Construction is complete and occupancy of the units is underway. The property will serve sixteen (16) households earning not more than 50% of the area median income and one (1) household earning 120% of the area median income. The 1 moderate income household serves as the Manager's unit and is currently occupied.

Location Description:

3535 Del Paso Boulevard, Sacramento, CA.

Activity Progress Narrative:

Activity completed.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: PRP- VLI

Activity Title: Property Recycling

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP 4 Property Recycling Pgm.

Project Title:

Property Recycling Pgm.

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

SHRA City

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$937,974.74
Total Budget	\$0.00	\$937,974.74
Total Obligated	\$0.00	\$937,974.74
Total Funds Drawdown	\$0.00	\$937,974.74
Program Funds Drawdown	\$0.00	\$937,974.74
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$937,974.74
SHRA City	\$0.00	\$937,974.74
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

Eighteen (18) properties have been acquired and transferred to builder partners. To date, 17 properties have been sold and occupied, including 11 by households with incomes at or below 50% of the area median income. Construction is approximately 75% complete on the 1 remaining property.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	11/20
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	10/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	11/0	0/0	11/0	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
3189 Western Avenue	Sacramento		California	95838-	Not Validated / N
724 Granger	Sacramento		California	95838-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: VPP
Activity Title: Vacant Property Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 5 Vacant Property

Projected Start Date:

03/19/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Vacant Property Pgm.

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

SHRA City

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$5,418,578.79
Total Budget	\$0.00	\$5,418,578.79
Total Obligated	\$0.00	\$5,418,578.79
Total Funds Drawdown	\$0.00	\$5,418,578.79
Program Funds Drawdown	\$0.00	\$3,721,728.65
Program Income Drawdown	\$0.00	\$1,696,850.14
Program Income Received	\$0.00	\$2,050,686.15
Total Funds Expended	\$0.00	\$5,418,578.79
SHRA City	\$0.00	\$5,418,578.79
Match Contributed	\$0.00	\$529,000.00

Activity Description:

Rehabilitation/reconstruction of residential structures; 24 CFR 570.202.

Location Description:

City NSP Target areas.

Activity Progress Narrative:

The Vacant Property Program activity was successfully completed during the third quarter of 2012. In total, eighty-two (82) properties were rehabilitated, sold and occupied. Sixty-two (62) of these properties were sold to households with incomes at or below 120% of the area median income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	68/0
# of Singlefamily Units	0	68/0



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	68/76	68/76	100.00
# Owner Households	0	0	0	0/0	68/76	68/76	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:

NSP 5 Vacant Property

Project Title:

Vacant Property Pgm.

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

SHRA City

Overall

	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,737,570.86
Total Budget	\$0.00	\$1,737,570.86
Total Obligated	\$0.00	\$1,737,570.86
Total Funds Drawdown	\$0.00	\$1,737,570.86
Program Funds Drawdown	\$0.00	\$1,400,345.42
Program Income Drawdown	\$0.00	\$337,225.44
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,737,570.86
SHRA City	\$0.00	\$1,737,570.86
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation and reconstruction of residential structures. 24 CFR 570.202

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Vacant Property Program activity was successfully completed during the third quarter of 2012. In total, eighty-two (82) properties were rehabilitated, sold and occupied. Twenty (20) of these properties were sold and occupied by households at or below 50% of the area median income.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

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