

Grantee: Sacramento County, CA

Grant: B-08-UN-06-0004

October 1, 2013 thru December 31, 2013 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:

Reviewed and Approved

Grant Award Amount:

\$18,605,460.00

Grant Status:

Active

QPR Contact:

Geoffrey Ross

LOCCS Authorized Amount:

\$18,605,460.00

Estimated PI/RL Funds:

\$3,944,650.40

Total Budget:

\$22,550,110.40

Disasters:

Declaration Number

No Disasters Found

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
Total Projected Budget from All Sources	N/A	\$23,050,110.40
Total Budget	\$217,794.79	\$22,550,110.40
Total Obligated	\$234,000.00	\$22,550,110.40
Total Funds Drawdown	\$35,545.64	\$21,755,151.32
Program Funds Drawdown	\$35,545.64	\$17,810,500.92
Program Income Drawdown	\$0.00	\$3,944,650.40
Program Income Received	\$0.00	\$3,944,650.40
Total Funds Expended	\$41,420.76	\$21,761,026.44
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	\$1,810,955.16
Limit on State Admin	\$0.00	\$1,810,955.16

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,651,365.00	\$6,417,779.91

Overall Progress Narrative:

The obligation and expenditure of funds for the County NSP are nearly exhausted. The Block Acquisition and Vacant Property Programs, along with the Single Family and Public Facility activities within the Property Recycling Program have been completed. The 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 150 units.

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. The Vacant Property Program activity was completed in the 3rd quarter of 2012. The following is an overview of the Vacant Properties Program (performance measures):

Overall LMMI Properties Sold: 41

Overall VLI Properties Sold: 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.

Thirty-two (32) properties have been acquired under the Property Recycling Program. Through a partnership with



Habitat for Humanity, NeighborWorks/GALA Construction, and Homes By Towne, 24 single-family properties have been successfully rehabilitated, sold and occupied. Additionally, 7 properties have been identified for future development, 1 of which was acquired during the 1st quarter of 2013, and 1 property that was 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: 32

1. For Rehabilitation by Builder Partners: 24
 - LMMI Properties Rehabilitated and Sold to Date: 17
 - VLI Properties Rehabilitated and Sold to Date: 7
2. For Public Facility: 1
3. For Land Bank: 7

Block Acquisition/Rehabilitation (Block) Program:

The Lerwick Block Acquisition/Rehabilitation Program was successfully completed during the quarter. The program was designed to partner with developers willing to acquire, rehabilitate and maintain units in designated areas as common single-family and multi-family rental units. All 9 properties are now fully occupied, with 23 units occupied by persons at or below 50% of the area median income, and 12 units occupied by persons at or below 120% area median income.

Construction rehabilitation and occupancy of the 9 properties along Norcade Circle is also 100% complete. Twenty-two (22) units are occupied by persons at or below 50% of the area median income, and 14 units are occupied by persons at or below 120% area median income, thus completing this activity.

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

- VLI Units Occupied: 24
- L/M Units Occupied: 12

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

- VLI Units Occupied: 22
- L/M 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	\$31,514.20	\$2,094,000.00	\$1,516,955.16
NSP3 VPP, Vacant Property Program	\$0.00	\$4,980,472.40	\$3,912,450.07
NSP4 Lerwick, Block Acquisition	\$0.00	\$3,963,988.41	\$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.	\$4,031.44	\$7,012,862.32	\$4,606,075.09



Activities

Project # / Title: Disposition / Disposition

Grantee Activity Number: Disposition

Activity Title: Disposition

Activity Category:

Disposition

Project Number:

Disposition

Projected Start Date:

03/19/2009

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Disposition

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

SHRA County

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013

N/A

To Date

\$498,787.27

Total Budget

\$0.00

\$498,787.27

Total Obligated

\$0.00

\$498,787.27

Total Funds Drawdown

\$0.00

\$498,787.27

Program Funds Drawdown

\$0.00

\$498,787.27

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$498,787.27

SHRA County

\$0.00

\$498,787.27

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. 24 CFR 570.201(b).

Location Description:

County NSP Target Areas.

Activity Progress Narrative:

Associated costs for delivery of NSP project activities.



Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Project # / Title: NSP Administration / NSP Administration

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:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

SHRA County

Overall

Oct 1 thru Dec 31, 2013

To Date



Total Projected Budget from All Sources	N/A	\$2,094,000.00
Total Budget	\$134,000.00	\$2,094,000.00
Total Obligated	\$134,000.00	\$2,094,000.00
Total Funds Drawdown	\$31,514.20	\$1,810,955.16
Program Funds Drawdown	\$31,514.20	\$1,516,955.16
Program Income Drawdown	\$0.00	\$294,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$37,389.32	\$1,816,830.28
SHRA County	\$37,389.32	\$1,816,830.28
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

Project # / Title: NSP3 VPP / Vacant Property Program

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 (HouseHold)

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:

Responsible Organization:

SHRA County

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013

N/A

To Date

\$3,942,021.72

Total Budget

\$0.00

\$3,942,021.72

Total Obligated

\$0.00

\$3,942,021.72

Total Funds Drawdown

\$0.00

\$3,942,021.72

Program Funds Drawdown

\$0.00

\$3,052,628.08

Program Income Drawdown

\$0.00

\$889,393.64

Program Income Received

\$0.00

\$995,072.87

Total Funds Expended

\$0.00

\$3,942,021.72

SHRA County

\$0.00

\$3,942,021.72

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 Program activity was successfully completed during the third quarter of 2012. 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.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	51/80
# of Singlefamily Units	0	51/80



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	51/80	51/80	100.00
# Owner Households	0	0	0	0/0	51/80	51/80	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

Project Number:

NSP3 VPP

Projected Start Date:

03/19/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Vacant Property Program

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

SHRA County

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,038,450.68
Total Budget	\$0.00	\$1,038,450.68
Total Obligated	\$0.00	\$1,038,450.68
Total Funds Drawdown	\$0.00	\$1,038,450.68
Program Funds Drawdown	\$0.00	\$859,821.99
Program Income Drawdown	\$0.00	\$178,628.69
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,038,450.68
SHRA County	\$0.00	\$1,038,450.68
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 Program activity was successfully completed during the third quarter of 2012. 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.

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	

Project # / Title: NSP4 Lerwick / Block Acquisition

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

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP4 Lerwick

Projected Start Date:

03/19/2009

Benefit Type:

Direct (HouseHold)

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

	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,180,193.62
Total Budget	\$0.00	\$2,180,193.62
Total Obligated	\$0.00	\$2,180,193.62
Total Funds Drawdown	\$0.00	\$2,180,193.62
Program Funds Drawdown	\$0.00	\$2,093,289.46
Program Income Drawdown	\$0.00	\$86,904.16
Program Income Received	\$0.00	\$0.00



Total Funds Expended	\$0.00	\$2,180,193.62
SHRA County	\$0.00	\$2,180,193.62
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:

The Lerwick Block activity was successfully completed during the quarter. Thirteen (13) vacant, foreclosed fourplex properties encompassing 52 two bedroom units on Lerwick Road and East Country Club Lane were acquired, including 9 with NSP funds and 4 with other local (TI and CDBG) funds. Construction rehabilitation is 100% complete on all 9 properties, and with the rental and occupancy of the last available unit, a total of 24 units have been rented and occupied by persons at or below 50% of the area median income.

Quarterly Units Occupied: 1

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	23/48
# of Multifamily Units	0	23/24
# 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	23/0	0/0	23/24	100.00
# Renter Households	0	0	0	23/0	0/0	23/24	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

Project Number:

NSP4 Lerwick

Projected Start Date:

03/19/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Block Acquisition

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

SHRA County

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,783,794.79
Total Budget	(\$16,205.21)	\$1,783,794.79
Total Obligated	\$0.00	\$1,783,794.79
Total Funds Drawdown	\$0.00	\$1,783,794.79
Program Funds Drawdown	\$0.00	\$1,712,691.38
Program Income Drawdown	\$0.00	\$71,103.41
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,783,794.79
SHRA County	\$0.00	\$1,783,794.79
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:

The Lerwick Block activity was successfully completed during the quarter. Thirteen (13) vacant, foreclosed fourplex properties encompassing 52 two bedroom units on Lerwick Road and East County Club Lane were acquired, including 9 with NSP funds and 4 with local (TI and CDBG) funds. All 9 NSP properties are 100% rehabilitated and occupied, with a total of 12 units being occupied by households with incomes at or below 120% of the area median income.

Quarterly Units Occupied: 0

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



of Properties 0 6/11

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		17/88	
# of Multifamily Units	0		14/44	
# 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	17/0	17/44	100.00
# Renter Households	0	0	0	0/0	17/0	17/44	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	

Project # / Title: NSP5 Norcade / Block Acquisition

Grantee Activity Number:	Block (Norcade - VLI)
Activity Title:	Block Acquisition

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP5 Norcade

Projected Start Date:
03/19/2009

Benefit Type:
Direct (HouseHold)

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	Oct 1 thru Dec 31, 2013	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	\$0.00	\$2,200,000.00
Program Funds Drawdown	\$0.00	\$1,908,638.87
Program Income Drawdown	\$0.00	\$291,361.13
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,200,000.00
SHRA County	\$0.00	\$2,200,000.00
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:

The Norcade VLI Block Acquisition/Rehabilitation activity was successfully completed in the first quarter of 2013. In total, 36 units within 9 fourplex properties located along Norcade Circle were rehabilitated, rented and occupied, including 22 by households at or below 50% of the area median income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	34/36
# of Multifamily Units	0	34/18
# 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	22/0	0/0	22/18	100.00
# Renter Households	0	0	0	22/0	0/0	22/18	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

Project Number:

NSP5 Norcade

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Block Acquisition

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

SHRA County

Overall	Oct 1 thru Dec 31, 2013	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	\$0.00	\$1,800,000.00
Program Funds Drawdown	\$0.00	\$1,561,613.62
Program Income Drawdown	\$0.00	\$238,386.38
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,800,000.00
SHRA County	\$0.00	\$1,800,000.00
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:

The Norcade LMMI Block Acquisition/Rehabilitation activity was successfully completed in the first quarter of 2013. In total, 36 units within 9 fourplex properties located along Norcade Circle were rehabilitated, rented and occupied, including 14 by households at or below 120% of the area median income.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	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	\$0.00

Project # / Title: NSP6 # Property Recycling Pgm. / Property Recycling Pgm.

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 (HouseHold)

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

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2013

N/A

To Date

\$5,901,737.32



Total Budget	\$100,000.00	\$5,901,737.32
Total Obligated	\$100,000.00	\$5,901,737.32
Total Funds Drawdown	\$4,031.44	\$5,389,823.08
Program Funds Drawdown	\$4,031.44	\$4,184,111.28
Program Income Drawdown	\$0.00	\$1,205,711.80
Program Income Received	\$0.00	\$2,949,577.53
Total Funds Expended	\$4,031.44	\$5,389,823.08
SHRA County	\$4,031.44	\$5,389,823.08
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:

The Single Family Property Recycling Program activity was successfully completed during the third quarter of 2012. Twenty-four (24) foreclosed and/or vacant single-family properties were acquired under the program for the purpose of rehabilitation and sale to eligible homebuyers. Seventeen (17) of these properties were sold to homebuyers earning not more than 120% of the area median income, and while not a requirement of the program, 7 were sold to households earning 50% or less of the area median income.

The following properties were acquired through the Property Recycling Program and reserved for future redevelopment.

- 5258 Young Street
- 3821, 23, 25, 27 & 29 43rd Avenue
- 46th & Lang Avenue

In conjunction with the acquisition of the San Juan Motel and Mobile Home Park along Stockton Boulevard, and two other Young Street properties located within the City of Sacramento, the property located at 5258 Young Street was acquired for inclusion as part of a larger site assemblage. The vacant 15-unit multi-family complex located on this site was in serious disrepair and attracted criminal and illegal dumping activities. The complex was subsequently demolished and the property reserved until market conditions can support the construction of a larger commercial and residential mixed-use development that will strengthen and contribute to community revitalization efforts.

The five vacant parcels located at 3821, 23, 25, 27 and 29 43rd Avenue, are situated in a neighborhood commonly referred to as The Avenues. These properties are being held for inclusion in a larger revitalization and redevelopment strategy designed to reduce prostitution, drug dealing, and significant gang related activity that have become prominent within the area. It is SHRA's intent to issue a Request For Proposals for the five lots in early 2014. In addition to the planned redevelopment of the five parcels with single family residential dwellings, SHRA helped facilitate the recent expansion to Rainbow Park located one block to the north to include a new community garden (reported under PRP Public Facility), and SHRA continues to assist the non-profit Community Resource Project, LLC, with the construction of a Community Center located at the corner of 41st and Martin Luther King Jr. Boulevard. The center will provide a variety of community based services such as health, employment training, and youth activities.

The 46th and Lang Avenue property, a 7.2 acre vacant infill site that is planned to be redeveloped as an affordable housing project, was acquired during the second quarter of 2013. The number, size and configuration of the residential units will be determined following planning and other feasibility studies. SHRA plans to issue a Request for Proposals to find a team that will develop the site with approximately 70 dwelling units.

Mention that an RFP for the 43rd Avenue properties has been advertised, a pre-proposal meeting was held on December 12, 2013, the submittal deadline is January 16, 2014, and that the Agency plans to make a selection and move the project forward during the first quarter of 2014.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	20/15

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

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	18/0	18/0	100.00
# Owner Households	0	0	0	0/0	18/0	18/0	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: PRP - 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 ()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

SHRA County

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	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:

The Public Facility Property Recycling Program activity was completed during the first quart of 2013. 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 for inclusion with the adjacent Rainbow Park. The improvements that were added to the park included landscaping, walkways and a community garden.

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

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
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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

Project Number:

NSP6 # Property Recycling Pgm.

Projected Start Date:

04/30/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Property Recycling Pgm.

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

SHRA County

Overall	Oct 1 thru Dec 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$999,135.61
Total Budget	\$0.00	\$999,135.61
Total Obligated	\$0.00	\$999,135.61
Total Funds Drawdown	\$0.00	\$999,135.61
Program Funds Drawdown	\$0.00	\$309,974.42
Program Income Drawdown	\$0.00	\$689,161.19
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$999,135.61
SHRA County	\$0.00	\$999,135.61
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:

The single family Property Recycling Program activity was successfully completed during the third quarter of 2012. Twenty-four (24) foreclosed and/or vacant single-family properties were acquired for the purpose of rehabilitation and sale to eligible homebuyers earning not more than 120% of the area median income. 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.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/1



of Singlefamily Units

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

