

Grantee: Sacramento, CA

Grant: B-08-MN-06-0007

January 1, 2014 thru March 31, 2014 Performance Report



Grant Number:

B-08-MN-06-0007

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

Sacramento, CA

Contract End Date:

03/16/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$13,264,829.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$13,264,829.00

Estimated PI/RL Funds:

\$2,980,870.00

Total Budget:

\$16,245,699.00

Disasters:

Declaration Number

No Disasters Found

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	\$18,730,171.00
Total Budget	\$0.00	\$16,245,699.00
Total Obligated	\$0.00	\$16,245,699.00
Total Funds Drawdown	\$32,002.44	\$15,957,926.21
Program Funds Drawdown	\$32,002.44	\$12,977,056.21
Program Income Drawdown	\$0.00	\$2,980,870.00
Program Income Received	\$0.00	\$2,980,870.00
Total Funds Expended	\$29,862.16	\$16,615,611.60
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	\$1,227,597.85
Limit on State Admin	\$0.00	\$1,227,597.85

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,316,207.25	\$6,254,769.64

Overall Progress Narrative:

Nothing new to report for 1st quarter 2014.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
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.	\$1,859.40	\$6,986,244.19	\$6,064,079.13
NSP 5 Vacant Property, Vacant Property Pgm.	\$0.00	\$7,156,149.65	\$5,122,074.07
NSP Administration, NSP Administration	\$30,143.04	\$1,420,000.00	\$1,107,597.85



Activities

Project # / Title: NSP 4 Property Recycling Pgm. / Property Recycling Pgm.

Grantee Activity Number: PRP

Activity Title: Property Recycling

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 4 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 City

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2014

N/A

To Date

\$2,040,646.56

Total Budget

\$0.00

\$2,040,646.56

Total Obligated

\$0.00

\$2,040,646.56

Total Funds Drawdown

\$1,859.40

\$1,945,275.92

Program Funds Drawdown

\$1,859.40

\$1,457,849.55

Program Income Drawdown

\$0.00

\$487,426.37

Program Income Received

\$0.00

\$930,183.85

Total Funds Expended

\$1,598.57

\$1,945,275.92

SHRA City

\$1,598.57

\$1,945,275.92

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:



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		6/27	
# of Singlefamily Units	0		6/27	

Beneficiaries Performance Measures

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

Project # / Title: NSP Administration / NSP Administration

Grantee Activity Number: NSP Administration
Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

NSP Administration

Projected Start Date:

03/19/2009

Benefit Type:

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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, 2014

To Date



Total Projected Budget from All Sources	N/A	\$1,420,000.00
Total Budget	\$0.00	\$1,420,000.00
Total Obligated	\$0.00	\$1,420,000.00
Total Funds Drawdown	\$30,143.04	\$1,227,597.85
Program Funds Drawdown	\$30,143.04	\$1,107,597.85
Program Income Drawdown	\$0.00	\$120,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$28,263.59	\$1,227,597.85
Sacramento Housing and Redevelopment Agency	\$28,263.59	\$1,227,597.85
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:

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	

