

**Grantee: Sacramento County, CA**

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

**July 1, 2015 thru September 30, 2015 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:****Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$18,605,460.00

**Grant Status:**

Active

**QPR Contact:**

John Braford Satterwhite

**LOCCS Authorized Amount:**

\$18,605,460.00

**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 ( 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.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$23,050,110.40
<b>Total Budget</b>	\$0.00	\$22,550,110.40
<b>Total Obligated</b>	\$0.00	\$22,550,110.40
<b>Total Funds Drawdown</b>	\$13,132.76	\$21,947,835.57
<b>Program Funds Drawdown</b>	\$13,132.76	\$18,003,185.17
<b>Program Income Drawdown</b>	\$0.00	\$3,944,650.40
<b>Program Income Received</b>	\$0.00	\$3,944,650.40
<b>Total Funds Expended</b>	\$26,597.17	\$21,961,299.98
<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	\$1,965,528.79
Limit on State Admin	\$0.00	\$1,965,528.79

## 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:

Draws and expenditures during the quarter were for site maintenance and property holding costs for the remaining sites. 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 multifamily 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 3rd quarter of 2013. 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 22 units occupied by persons at or below 50% of the area median income, 12 units occupied by persons at or below 120% area



median income and 2 at low 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	\$4,302.13	\$2,094,000.00	\$1,671,528.79
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.	\$8,830.63	\$7,012,862.32	\$4,644,185.71



## Activities

**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**

**Jul 1 thru Sep 30, 2015**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$2,094,000.00

**Total Budget**

\$0.00

\$2,094,000.00

**Total Obligated**

\$0.00

\$2,094,000.00

**Total Funds Drawdown**

\$4,302.13

\$1,965,528.79

**Program Funds Drawdown**

\$4,302.13

\$1,671,528.79

**Program Income Drawdown**

\$0.00

\$294,000.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$20,065.37

\$1,981,292.03

SHRA County

\$20,065.37

\$1,981,292.03

**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:**



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## 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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## 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**

**Jul 1 thru Sep 30, 2015**

N/A

**To Date**

\$5,901,737.32

**Total Budget**

\$0.00

\$5,901,737.32

**Total Obligated**

\$0.00

\$5,901,737.32

**Total Funds Drawdown**

\$8,830.63

\$5,427,933.70

**Program Funds Drawdown**

\$8,830.63

\$4,222,221.90



<b>Program Income Drawdown</b>	\$0.00	\$1,205,711.80
<b>Program Income Received</b>	\$0.00	\$2,949,577.53
<b>Total Funds Expended</b>	\$6,531.80	\$5,425,634.87
SHRA County	\$6,531.80	\$5,425,634.87
<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:

## 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	





