

**Grantee: Sacramento, CA**

**Grant: B-08-MN-06-0007**

**April 1, 2017 thru June 30, 2017 Performance Report**

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**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 Award Amount:**

\$13,264,829.00

**Grant Status:**

Active

**QPR Contact:**

John Bradford Satterwhite

**LOCCS Authorized Amount:**

\$13,264,829.00

**Estimated PI/RL Funds:**

\$2,985,870.00

**Total Budget:**

\$16,250,699.00

## 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 program. 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 Neighborhood Stabilization Program has three specific targeting requirements including:

- All funds must go towards programs that serve individuals and families whose income does not exceed 120% of area median income (AMI);
  - At least 25% of the funds must be used for the purchase and redevelopment of abandoned, foreclosed or vacant homes or residential properties that will be used to house individuals or families whose incomes are less than 50% of AMI; and
  - Grantees must give priority emphasis to the areas of greatest need within their jurisdictions including areas with a high rate of foreclosures and homes financed by subprime mortgage related loans and areas likely to face a significant rise in the rate of home foreclosures.
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income (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. SHRA further conducted outreach by presenting a summary of proposed foreclosure activities to:

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

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$20,926,277.00
<b>Total Budget</b>	\$0.00	\$16,250,699.00
<b>Total Obligated</b>	\$0.00	\$16,250,699.00
<b>Total Funds Drawdown</b>	\$0.00	\$16,250,699.00
<b>Program Funds Drawdown</b>	\$0.00	\$13,264,829.00
<b>Program Income Drawdown</b>	\$0.00	\$2,985,870.00
<b>Program Income Received</b>	\$0.00	\$2,985,870.00
<b>Total Funds Expended</b>	\$0.00	\$16,908,384.39
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$529,000.00



## Progress Toward Required Numeric Targets

Requirement	Target	Actual
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	\$1,417,341.20
Limit on Admin	\$0.00	\$1,417,341.20
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$4,062,674.75	\$6,254,769.64

## Overall Progress Narrative:

One property sold this quarter (210 Nimitz St) and three properties remain (3601 Pansy Ave, 5270 and 5320 Young Street). Draws and expenditures during the quarter were for administration and property holding costs for the few remaining properties. SHRA staff is actively working with HUD staff to cleanup DRGR, the Action Plan and QPRs in anticipation of requesting closeout of the grant.

## 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.	\$0.00	\$6,993,902.99	\$6,162,108.57
NSP 5 Vacant Property, Vacant Property Pgm.	\$0.00	\$7,156,149.65	\$5,122,074.07
NSP Administration, NSP Administration	\$0.00	\$1,417,341.20	\$1,297,341.20



## Activities

**Project # / Title:** NSP 3 Block Acquisition / Morrison Creek

**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 ( HouseHold )

**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	Apr 1 thru Jun 30, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$230,000.00
<b>Total Budget</b>	\$0.00	\$230,000.00
<b>Total Obligated</b>	\$0.00	\$230,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$230,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$230,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$230,000.00
SHRA City	\$0.00	\$230,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of multifamily residential units. 24 CFR 570.201(a) and 570.202. The Housing Authority of the City of Sacramento (HA) acquired and rehabbed abandoned, foreclosed and vacant individual four-plex units to consolidate ownership and management. The units are owned by the HA, managed by John Stewart Company and are restricted to 50% (LI) for 15 years. In addition to NSP funding, \$1.5 million of local Redevelopment funding has been contributed to the project. There is no program income associated with this project.

**Location Description:**

Morrison Creek Estates is located at the corner of Franklin Blvd and Shining Star Drive in South Sacramento.

**Activity Progress Narrative:**



This activity was completed in the first quarter of 2012 and is marked as completed in DRGR. SHRA staff will work to finalize all beneficiaries/accomplishments by the end of 2017. The activity included acquisition and rehabilitation of abandoned, foreclosed and vacant individual four-plex units to consolidate ownership and management. The units are owned by the Housing Authority of the City of Sacramento, managed by John Stewart Company and are restricted to VLI for 15 years. In addition to NSP funding, \$1.5 million of local Redevelopment funding was contributed to the project.

## 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	\$0.00

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

**Grantee Activity Number: PRE**  
**Activity Title: Purchase and Resale Entity (PRE, Welcome Home)**

### Activity Category:

Rehabilitation/reconstruction of residential structures

### Project Number:

NSP 4 Property Recycling Pgm.

### Projected Start Date:

01/01/2016

### Benefit Type:

Direct ( HouseHold )

### Activity Status:

Under Way

### Project Title:

Property Recycling Pgm.

### Projected End Date:

01/01/2017

### Completed Activity Actual End Date:



**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

SHRA City

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$71,460.00
<b>Total Budget</b>	\$0.00	\$71,460.00
<b>Total Obligated</b>	\$0.00	\$71,460.00
<b>Total Funds Drawdown</b>	\$0.00	\$71,460.00
<b>Program Funds Drawdown</b>	\$0.00	\$71,460.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$71,460.00
SHRA City	\$0.00	\$71,460.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of former, vacant and blighted Housing Authority/Section 32 homes and sale to qualified low-income, owner, first-time homebuyers whose incomes do not exceed 80 percent AMI. This activity is an eligible activity under Section 2301(c)(3)(e). The program is administered by a Purchase and Resale Entity (PRE), a non-profit arm of SHRA. The PRE manages the project and uses contractors to rehabilitate the homes. The purchase price is determined by the lesser of the appraised value of the home after it's been renovated or the preset affordable sale price. There is an initial resale restriction which expires five years after the initial property transfer from SHRA to the homebuyer. Purchasers are required to complete a homebuyer counseling/education program through an approved homebuyer education organization. More information on the program is available at: <http://www.shra.org/Housing/HomesforSale/WelcomeHomeProgram.aspx>

**Location Description:**

Former and vacant Housing Authority/Section 32 homes in the City of Sacramento in the following zip codes: 95815, 95820, 95822, 95824, 95832, 95833, 95838

**Activity Progress Narrative:**

This activity is complete. NSP1 funds were allocated for startup costs of the PRE/Welcome Home Program. NSP3 funds are being used for actual rehabilitation of four (4) homes. Accomplishments will be reported in NSP3 DRGR/QPR.

**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
Housing Authority	\$2,191,106.00
Total Other Funding Sources	\$0.00

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**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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,976,845.36
<b>Total Budget</b>	\$0.00	\$1,976,845.36
<b>Total Obligated</b>	\$0.00	\$1,976,845.36
<b>Total Funds Drawdown</b>	\$0.00	\$1,976,845.36
<b>Program Funds Drawdown</b>	\$0.00	\$1,484,418.99
<b>Program Income Drawdown</b>	\$0.00	\$492,426.37
<b>Program Income Received</b>	\$0.00	\$935,183.85
<b>Total Funds Expended</b>	\$0.00	\$1,976,845.36
SHRA City	\$0.00	\$1,976,845.36
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Ancillary Activities**

<b>Responsible Organization</b>	<b>Activity Type</b>	<b>Project #</b>	<b>Grantee Activity #</b>	<b>Activity Title</b>	<b>Program Income Account</b>
SHRA City	Disposition	Disposition	Disposition	Disposition	General Account

**Activity Description:**

This program focuses on stabilizing neighborhoods through strategic investments and partnerships in target areas. Working with governmental, non-profit and for-profit partners, SHRA provides the inventory of properties and funding to remove blight associated with foreclosed and/or vacant properties through three programs including: 1) the rehabilitation of single family homes which are subsequently sold to very low-income households or 2) rehabilitation of multi-family rental properties or 3) demolition and land banking of properties that are severely dilapidated or that support a larger site assembly effort. Through this program SHRA acquires residential and/or vacant properties that are located within an approved NSP target area. Through an extensive and competitive RFQ process, SHRA formalized development partnerships for the rehabilitation and sale of homes with both traditional volume builders as well as community based non-profit organizations. SHRA disposes of properties to its development partners for rehabilitation based on SHRA's construction standards. The volume builders provide the financing for rehabilitation and SHRA provides a developer fee incentive upon completion of the sale of the property to an eligible household.

SHRA provides vacant and/or foreclosed housing units to development partners for rehabilitation and sale to income eligible families in this case 120% of area median income. Properties purchased through PRP are presumed



"naturally affordable" based on the location and market conditions of the targeted areas per 24 CFR 92.254(a)(5)(i)(B). Homeowners must have completed HUD-approved homebuyer education counseling.

**Location Description:**

City NSP eligible areas. See attached map for eligible areas. Addresses: 122 Tinker Way, 1705 Rosalind St, 3407 20th Ave, 3816 San Carlos Way, 4310 11th Ave, 471 Lindsay Ave, 5911 68th St.

**Activity Progress Narrative:**

With the exception of several land-bank properties, this activity is complete. SHRA is actively working out a strategy to transfer/dispose of the properties in order to meet a national objective and close out the activity. Under this activity, seven properties were purchased by SHRA. SHRA teamed with development partners/volume builders who then rehabilitated the homes and sold them to owneroccupants at or below 120% AMI. SHRA provided the builder a developer fee as incentive once the home was sold to an eligible buyer. Properties purchased through PRP are presumed "naturally affordable" based on the location and market conditions of the targeted areas per 24 CFR 92.254(a)(5)(i)(B). Homeowners must have completed HUD-approved homebuyer education counseling.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/7
# of Singlefamily Units	0	6/7

**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	



**Grantee Activity Number:** PRP - Multi Family (VLI)

**Activity Title:** Multi-Family (VLI)

**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 - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Property Recycling Pgm.

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

SHRA City

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,349,224.04
<b>Total Budget</b>	\$0.00	\$3,349,224.04
<b>Total Obligated</b>	\$0.00	\$3,349,224.04
<b>Total Funds Drawdown</b>	\$0.00	\$3,349,224.04
<b>Program Funds Drawdown</b>	\$0.00	\$3,150,680.51
<b>Program Income Drawdown</b>	\$0.00	\$198,543.53
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$3,349,224.04
SHRA City	\$0.00	\$3,349,224.04
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Housing Authority of the City of Sacramento acquired and rehabbed 15 two bedroom units and 1 three bedroom unit in a multi-family residential complex known as Villa de Novo to serve persons at or below 50% area median income (VLI). 1 manager's unit was also part of the project and is listed under the PRP - Multifamily LMMI activity. The property is owned and managed by the Housing Authority and the units are restricted at 50% AMI for 15 years through a regulatory agreement. Rehabilitation of multifamily residential units per 24 CFR 570.201(a) and 570.202. There is no program income associated with this project.

**Location Description:**

Villa de Novo (formerly known as Hagginwood Manor) - 3535 Del Paso Blvd., Sacramento, CA.

**Activity Progress Narrative:**

This activity was completed in 2013 and is marked as completed in DRGR. SHRA staff will work to finalize all beneficiaries/accomplishments by the end of 2017. The Housing Authority of the City of Sacramento acquired and rehabbed 15 two bedroom units and 1 three bedroom unit in a multi-family residential complex known as Villa de Novo to serve persons at or below 50% area median income (VLI). 1 manager's unit was also part of the project and is listed under the PRP - Multifamily LMMI activity. The property is owned and managed by the Housing Authority and the units are restricted at 50% AMI for 15 years through a regulatory agreement. This activity is eligible as rehabilitation of multifamily residential units per 24 CFR 570.201(a) and 570.202. There is no program income



associated with this activity.

## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		16/16	
# of Multifamily Units	0		16/16	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	16/0	0/0	16/0	100.00
# Renter Households	0	0	0	16/0	0/0	16/0	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:** 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 ( )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

SHRA City

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$455,568.70
<b>Total Budget</b>	\$0.00	\$455,568.70
<b>Total Obligated</b>	\$0.00	\$455,568.70
<b>Total Funds Drawdown</b>	\$0.00	\$455,568.70
<b>Program Funds Drawdown</b>	\$0.00	\$314,744.18
<b>Program Income Drawdown</b>	\$0.00	\$140,824.52
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$455,568.70
SHRA City	\$0.00	\$455,568.70
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition, construction, reconstruction of public facilities. 24 CFR 570.201(c). The properties were acquired by SHRA under NSP and subsequently transferred to City Parks for expansion of McClatchy Park. The properties are now part of McClatchy Park.

**Location Description:**

3640 and 3648 5th Avenue, Sacramento, CA 95817

**Activity Progress Narrative:**

This activity was completed in April 2011 and will be marked as completed in DRGR. The activity included acquisition, construction, reconstruction of public facilities and is eligible under 24 CFR 570.201(c). The properties were acquired by SHRA under NSP and subsequently transferred to City Parks for expansion of McClatchy Park. The properties are now part of McClatchy Park.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/2



# of public facilities

0

0/2

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

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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<b>Grantee Activity Number:</b>	<b>PRP Multi Family LMMI</b>
<b>Activity Title:</b>	<b>Multi-Family Manager's Unit</b>

**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:**

Completed

**Project Title:**

Property Recycling Pgm.

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

SHRA City

Overall	Apr 1 thru Jun 30, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$202,830.15
<b>Total Budget</b>	\$0.00	\$202,830.15
<b>Total Obligated</b>	\$0.00	\$202,830.15
<b>Total Funds Drawdown</b>	\$0.00	\$202,830.15
<b>Program Funds Drawdown</b>	\$0.00	\$202,830.15
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$202,830.15
SHRA City	\$0.00	\$202,830.15
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The Housing Authority of the City of Sacramento acquired and rehabbed 15 two bedroom units and 1 three bedroom unit in a multi-family residential complex known as Villa de Novo to serve persons at or below 50% area median income (VLI). 1 manager's unit was also part of the project and is listed under the PRP - Multifamily LMMI activity. The property is owned and managed by the Housing Authority and the units are restricted at 50% AMI for 15 years. The manager's unit under this category is restricted to 120% of AMI for 15 years through a regulatory agreement. Rehabilitation of multifamily residential units per 24 CFR 570.201(a) and 570.202. There is no program income associated with this project.

**Location Description:**

Villa de Novo (Formerly Hagginwood Manor) - 3535 Del Paso Boulevard, Sacramento, CA.

**Activity Progress Narrative:**

The activity included one manager's unit at the site known as Villa de Novo, located at 3535 Del Paso Blvd, was completed in 2013. The activity has been closed in DRGR. SHRA staff will work to finalize all beneficiaries/accomplishments by the end of 2017. The manager's unit is restricted to 120% of AMI for 15 years through a regulatory agreement. The Housing Authority of the City of Sacramento also acquired and rehabbed 15 two bedroom units and 1 three bedroom unit in the community to serve persons at or below 50% area median income (VLI). This activity is eligible as rehabilitation of multifamily residential units per 24 CFR 570.201(a) and



570.202. There is no program income associated with this activity.

### 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	1/0	1/0	100.00
# Renter Households	0	0	0	0/0	1/0	1/0	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	





<b>Grantee Activity Number:</b>	<b>PRP- VLI</b>
<b>Activity Title:</b>	<b>Property Recycling</b>

**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 ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

SHRA City

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$937,974.74
<b>Total Budget</b>	\$0.00	\$937,974.74
<b>Total Obligated</b>	\$0.00	\$937,974.74
<b>Total Funds Drawdown</b>	\$0.00	\$937,974.74
<b>Program Funds Drawdown</b>	\$0.00	\$937,974.74
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$937,974.74
SHRA City	\$0.00	\$937,974.74
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation and reconstruction of residential structures. 24 CFR 570.202. Properties were affordable and restricted to homebuyers with 50% area median income.

**Location Description:**

The following properties in NSP eligible areas: 2380 North Ave, 3125 43rd St, 3189 Western Ave, 3339 San Carlos Way, 3525 34th St, 3530 10th Ave, 4012 San Carlos Way, 4241 13th Ave, 539 El Camino Ave, 5941 Cindy Ave, 724 Granger, 733 Kesner Ave.

**Activity Progress Narrative:**

This activity was completed in October 2013. SHRA staff will work to finalize all beneficiaries/accomplishments and close the activity in DRGR by the end of 2017. 12 homes were completed. I marked in 11 in this QPR as that is what DRGR required me to enter. The homes are restricted to owner-occupants at or below 50% AMI.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	12/12



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		11/12	
# of Singlefamily Units	0		11/12	

### 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	12/0	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 5 Vacant Property / Vacant Property Pgm.**

**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 ( HouseHold )

**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	Apr 1 thru Jun 30, 2017	To Date
Total Projected Budget from All Sources	N/A	\$5,418,578.79
Total Budget	\$0.00	\$5,418,578.79



<b>Total Obligated</b>	\$0.00	\$5,418,578.79
<b>Total Funds Drawdown</b>	\$0.00	\$5,418,578.79
<b>Program Funds Drawdown</b>	\$0.00	\$3,721,728.65
<b>Program Income Drawdown</b>	\$0.00	\$1,696,850.14
<b>Program Income Received</b>	\$0.00	\$2,050,686.15
<b>Total Funds Expended</b>	\$0.00	\$5,418,578.79
SHRA City	\$0.00	\$5,418,578.79
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$529,000.00

### Activity Description:

The program is designed to return vacant and blighted homes to owner occupancy by partnering with local builders and non-profits in targeted areas of the City and County. The VPP requires that a builder/non-profit purchase a foreclosed property in the Target Areas and submit their qualifications and scope of work for the rehabilitation. Following approval of their qualifications and based upon an agreed scope of work the builder can then access a zero interest rehabilitation loan. The loan is disbursed upon verification of the work performed. The loan may be partially forgivable if the total acquisition, rehabilitation and disposition costs exceed the sales price.

The program provides a developer incentive fee to be paid after homes are rehabilitated and sold to owner-occupants. The developer fee will be disbursed at the close of escrow when an eligible homebuyer has purchased the property. Sales prices can not exceed the total of acquisition, rehabilitation and disposition costs. All property scopes of work will be approved by SHRA and inspected to meet construction requirements prior to sale.

Homes must be sold to homeowner occupants making no more than 120% of area median income, adjusted for family size and who have completed 8 hours of HUD-approved homebuyer education counseling.

### Location Description:

City NSP Target areas including neighborhoods 6798583, 4936950, 8664611 and 5484069.

### Activity Progress Narrative:

This activity was completed in 2012. SHRA staff will work to finalize all beneficiaries/accomplishments and close the activity in DRGR by the end of 2017. The program was designed to return vacant and blighted homes and properties to owner occupancy by partnering with local contractors and developers in NSP Target Areas. SHRA partnered with nineteen different developer/contractors and a total of 63 properties were rehabilitated, sold and occupied. The VPP was successfully completed in the 3rd quarter of 2012. SHRA staff will work to finalize all beneficiaries/accomplishments and close the activity in DRGR. This activity is eligible as rehabilitation/reconstruction of foreclosed residential structures complete; 24 CFR 570.202. The program provides a developer incentive fee that was paid after the homes were rehabbed and sold to owner-occupants at below 120%.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	68/47
# of Singlefamily Units	0	68/47

### 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	68/0	68/0	100.00
# Owner Households	0	0	0	0/0	68/0	68/0	100.00



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

<b>Activity Category:</b> Rehabilitation/reconstruction of residential structures	<b>Activity Status:</b> Under Way
<b>Project Number:</b> NSP 5 Vacant Property	<b>Project Title:</b> Vacant Property Pgm.
<b>Projected Start Date:</b> 03/19/2009	<b>Projected End Date:</b> 12/31/2010
<b>Benefit Type:</b> Direct ( HouseHold )	<b>Completed Activity Actual End Date:</b>
<b>National Objective:</b> NSP Only - LH - 25% Set-Aside	<b>Responsible Organization:</b> SHRA City

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,737,570.86
<b>Total Budget</b>	\$0.00	\$1,737,570.86
<b>Total Obligated</b>	\$0.00	\$1,737,570.86
<b>Total Funds Drawdown</b>	\$0.00	\$1,737,570.86
<b>Program Funds Drawdown</b>	\$0.00	\$1,400,345.42
<b>Program Income Drawdown</b>	\$0.00	\$337,225.44
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,737,570.86
SHRA City	\$0.00	\$1,737,570.86
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The program is designed to return vacant and blighted homes to owner occupancy by partnering with local builders and non-profits in targeted areas of the City and County. The VPP requires that a builder/non-profit purchase a foreclosed property in the Target Areas and submit their qualifications and scope of work for the rehabilitation. Following approval of their qualifications and based upon an agreed scope of work the builder can then access a zero interest rehabilitation loan. The loan is disbursed upon verification of the work performed. The loan may be partially forgivable if the total acquisition, rehabilitation and disposition costs exceed the sales price.

The program provides a developer incentive fee to be paid after homes are rehabilitated and sold to owner-occupants. The developer fee will be disbursed at the close of escrow when an eligible homebuyer has purchased the property. Sales prices can not exceed the total of acquisition, rehabilitation and disposition costs. All property scopes of work will be approve by SHRA and inspected to meet construction requirements prior to sale.

Homes must be sold to homeowner occupants making no more than 50% of area median income, adjusted for family size and who have completed 8 hours of HUD-approved homebuyer education counseling.

**Location Description:**

City NSP target areas including Neighborhoods 6798583, 4936950, 8664611 and 5484069

**Activity Progress Narrative:**



This activity was completed in 2011. SHRA staff will work to finalize all beneficiaries/accomplishments and close the activity in DRGR by the end of 2017. 20 homes were completed. This activity is eligible under rehabilitation/reconstruction of foreclosed residential structures complete; 24 CFR 570.202. The VPP program was designed to return vacant and blighted homes to owner occupancy by partnering with local builders and non-profits in NSP-eligible areas. The program provides a developer incentive fee that was paid after the homes were rehabbed and sold to owner-occupants at below 50%.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	20/12
# of Singlefamily Units	0	20/12

## 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	20/0	100.00
# Owner Households	0	0	0	20/0	0/0	20/0	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	

