

**Grantee: Sacramento County, CA**

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

**January 1, 2017 thru March 31, 2017 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:**

Submitted - Await for Review

**Grant Award Amount:**

\$18,605,460.00

**Grant Status:**

Active

**QPR Contact:**

John Bradford 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>	\$12,325.56	\$22,092,619.22
<b>Program Funds Drawdown</b>	\$12,325.56	\$18,147,968.82
<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>	\$12,325.56	\$22,092,619.22
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$7,296,500.00



## 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	\$7,296,500.00
Limit on Public Services	\$2,790,819.00	\$0.00
Limit on Admin/Planning	\$1,860,546.00	\$2,072,871.41
Limit on Admin	\$0.00	\$2,072,871.41
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$5,637,527.60	\$6,417,779.91

## Overall Progress Narrative:

PRP is the only active activity with six properties remaining under that activity. Five properties are planned for disposition to Habitat for Humanity for the development of single-family homes. Staff is currently determining a strategy for the other remaining property. SHRA staff is actively working with HUD staff to cleanup DRGR, the Action Plan and QPRs and close activities 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	\$498,787.27	\$498,787.27
NSP Administration, NSP Administration	\$5,377.43	\$2,094,000.00	\$1,778,871.41
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.	\$6,948.13	\$7,012,862.32	\$4,681,626.74



## 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**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2017**

N/A

**To Date**

\$2,094,000.00

**Total Budget**

\$0.00

\$2,094,000.00

**Total Obligated**

\$0.00

\$2,094,000.00

**Total Funds Drawdown**

\$5,377.43

\$2,072,871.41

**Program Funds Drawdown**

\$5,377.43

\$1,778,871.41

**Program Income Drawdown**

\$0.00

\$294,000.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$5,377.43

\$2,072,871.41

SHRA County

\$5,377.43

\$2,072,871.41

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**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: 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**

**Jan 1 thru Mar 31, 2017**

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



<b>Program Income Drawdown</b>	\$0.00	\$889,393.64
<b>Program Income Received</b>	\$0.00	\$995,072.87
<b>Total Funds Expended</b>	\$0.00	\$3,942,021.72
SHRA County	\$0.00	\$3,942,021.72
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:

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 2016. 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 44 properties were rehabilitated, sold and occupied. 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	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	Jan 1 thru Mar 31, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,038,450.68
<b>Total Budget</b>	\$0.00	\$1,038,450.68
<b>Total Obligated</b>	\$0.00	\$1,038,450.68
<b>Total Funds Drawdown</b>	\$0.00	\$1,038,450.68
<b>Program Funds Drawdown</b>	\$0.00	\$859,821.99
<b>Program Income Drawdown</b>	\$0.00	\$178,628.69
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,038,450.68
SHRA County	\$0.00	\$1,038,450.68
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation/reconstruction of residential structures; 24 CFR 570.202.

**Location Description:**

County NSP eligible areas.

**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. 10 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		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

<b>Grantee Activity Number:</b>	<b>Block (Lerwick - VLI)</b>
<b>Activity Title:</b>	<b>Block Acquisition</b>

### 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

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2017

N/A

To Date

\$2,180,193.62



<b>Total Budget</b>	\$0.00	\$2,180,193.62
<b>Total Obligated</b>	\$0.00	\$2,180,193.62
<b>Total Funds Drawdown</b>	\$0.00	\$2,180,193.62
<b>Program Funds Drawdown</b>	\$0.00	\$2,093,289.46
<b>Program Income Drawdown</b>	\$0.00	\$86,904.16
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$2,180,193.62
SHRA County	\$0.00	\$2,180,193.62
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:

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. 27 units were completed. The activity included acquisition and rehabilitation of abandoned, foreclosed and vacant individual four-plex units to consolidate ownership and management. The units are restricted to 50% AMI for 15 years.

### 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

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<b>Grantee Activity Number:</b>	<b>Block (Lerwick)</b>
<b>Activity Title:</b>	<b>Block Acquisition</b>

**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,783,794.79
<b>Total Budget</b>	\$0.00	\$1,783,794.79
<b>Total Obligated</b>	\$0.00	\$1,783,794.79
<b>Total Funds Drawdown</b>	\$0.00	\$1,783,794.79
<b>Program Funds Drawdown</b>	\$0.00	\$1,712,691.38
<b>Program Income Drawdown</b>	\$0.00	\$71,103.41
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,783,794.79
SHRA County	\$0.00	\$1,783,794.79
<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. 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:**

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. 10 units were completed. The activity included acquisition and rehabilitation of abandoned, foreclosed and vacant individual four-plex units to consolidate ownership and management. The units are restricted to 120% AMI for 120 years.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	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	Jan 1 thru Mar 31, 2017	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
Most Impacted and Distressed Expended	\$0.00	\$0.00
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:

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. 22 units were completed. The activity included acquisition and rehabilitation of abandoned, foreclosed and vacant individual four-plex units to consolidate ownership and management. The units are restricted to 50% AMI for 15 years.

### 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

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<b>Grantee Activity Number:</b>	<b>Block (Norcade)</b>
<b>Activity Title:</b>	<b>Block Acquisition</b>

**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	Jan 1 thru Mar 31, 2017	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,800,000.00
<b>Total Budget</b>	\$0.00	\$1,800,000.00
<b>Total Obligated</b>	\$0.00	\$1,800,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,800,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,561,613.62
<b>Program Income Drawdown</b>	\$0.00	\$238,386.38
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,800,000.00
SHRA County	\$0.00	\$1,800,000.00
<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 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:**

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. 14 units were completed. The activity included acquisition and rehabilitation of abandoned, foreclosed and vacant individual four-plex units to consolidate ownership and management. The units are restricted to 120% AMI for 15 years.

**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.**

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

**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 Jan 1 thru Mar 31, 2017 To Date**



<b>Total Projected Budget from All Sources</b>	N/A	\$5,901,737.32
<b>Total Budget</b>	\$0.00	\$5,901,737.32
<b>Total Obligated</b>	\$0.00	\$5,901,737.32
<b>Total Funds Drawdown</b>	\$6,948.13	\$5,465,374.73
<b>Program Funds Drawdown</b>	\$6,948.13	\$4,259,662.93
<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>	\$6,948.13	\$5,465,374.73
SHRA County	\$6,948.13	\$5,465,374.73
<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 570.201 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:

With the exception of six land-bank properties, this activity is complete. Expenditures in the quarter or for administration and property holding costs. Five of the properties are planned for Habitat for Humanity for development of single-family homes. 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, 16 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 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

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**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$111,989.39
<b>Total Budget</b>	\$0.00	\$111,989.39
<b>Total Obligated</b>	\$0.00	\$111,989.39
<b>Total Funds Drawdown</b>	\$0.00	\$111,989.39
<b>Program Funds Drawdown</b>	\$0.00	\$111,989.39
<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	\$111,989.39
SHRA County	\$0.00	\$111,989.39
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

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 property located at 3901 42nd Ave was acquired by SHRA under NSP and subsequently transferred to Southgate Parks for expansion of Rainbow Park. The property is now part of Rainbow Park.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of public facilities</b>	0	0/1



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

### 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 - VLI</b>
<b>Activity Title:</b>	<b>Property Recycling</b>

**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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2017</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$999,135.61
<b>Total Budget</b>	\$0.00	\$999,135.61
<b>Total Obligated</b>	\$0.00	\$999,135.61
<b>Total Funds Drawdown</b>	\$0.00	\$999,135.61
<b>Program Funds Drawdown</b>	\$0.00	\$309,974.42
<b>Program Income Drawdown</b>	\$0.00	\$689,161.19
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$999,135.61
SHRA County	\$0.00	\$999,135.61
<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 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:**

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. 8 homes were completed 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 Housing Units</b>	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

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