

Grantee: Sacramento, CA

Grant: B-08-MN-06-0007

July 1, 2009 thru September 30, 2009 Performance Report

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

Obligation Date:

Grantee Name:
Sacramento, CA

Award Date:

Grant Amount:
\$13,264,829.00

Contract End Date:

Grant Status:
Active

Review by HUD:
Submitted - Await for Review

Submitted By:
No Submitter Found

Disasters:

Declaration Number
NSP

Plan Description:

The City's NSP plan identifies three distinct programs which can be implemented using various structures 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.

Recovery Needs:

The City's three programs include the 1) Vacant Properties Program; 2) Block Acquisition/Rehabilitation Program; and 3) Property Acquisition Program to be implemented by a Property Recycling Entity. Modeled after the successful Boarded and Vacant 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 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 property. The Property Recycling Entity is designed to consist of a government, affiliate, or private 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 the City anticipates directly assisting 205 vacant or foreclosed properties.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$13,264,829.00
Total CDBG Program Funds Budgeted	N/A	\$13,264,829.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$529,000.00	\$10,529,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$79.41
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	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Implementation of the appropriated NSP funds for the activities includes: the Vacant Property Program (VPP), the Property Recycling Program (PRP) and the Block Acquisition and Rehabilitation Strategy. The three program activities have been stream-lined in their processes and are consistent with the goals and objectives of the approved City of Sacramento 2008-2012 Consolidated Plan and the 2009 One Year Action Plan containing the Substantial Amendment for NSP.

The governing board has authorized approval to execute agreements and contracts to the appropriate entities to assist with implementation of the programs. SHRA anticipates further progress and success in future months to stabilize and revitalize communities and focussed neighborhoods while meeting the NSP guidelines as established by HUD.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
NSP 1 #4761, Vacant Property Pgm.	\$0.00	\$0.00	\$4,000,000.00	\$0.00
NSP 2 #4806, VPP Pilot Pgm	\$0.00	\$0.00	\$1,500,000.00	\$0.00
NSP 3 #4763, Block Acquisition	\$0.00	\$0.00	\$4,000,000.00	\$0.00
NSP 4 #4762, Property Recycle Pgm.	\$0.00	\$0.00	\$2,464,829.00	\$0.00
NSP 5 #1245, NSP Administration	\$0.00	\$0.00	\$1,300,000.00	\$0.00

Activities

Grantee Activity Number: 6704534761
Activity Title: Vacant Property Program

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 NSP 1 #4761

Project Title:
 Vacant Property Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$4,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$529,000.00	\$529,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation/reconstruction of residential structures; NSP Eligible Use (B); 24 CFR 570.202.

Location Description:

City NSP Target areas.

Activity Progress Narrative:

Program implementation is underway. The Vacant Property Program (VPP) is on schedule and showing good progress in meeting objectives. The VPP activity is operating with approximately 30 approved builders that are purchasing properties in the NSP target areas. Since implementation of the program, approximately 35 loan submittals are currently under review with 27 total current units with loan approvals for rehabilitation in the city.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	27	27	0/0	27/0	27/76

Activity Locations

Address	City	State	Zip
2850 Altos Avenue	Sacramento	NA	95815
2628 Beaumont Street	Sacramento	NA	95815
7454 Cosgrove Way	Sacramento	NA	95822
4009 34th Street	Sacramento	NA	95817
3509 10th Avenue	Sacramento	NA	95817
3520 24th Avenue	Sacramento	NA	95820

1414 69th Avenue	Sacramento	NA	95822
6194 Hesby Way	Sacramento	NA	95823
3602 16th Avenue	Sacramento	NA	95820
5991 Wilkinson Street	Sacramento	NA	95824
7470 Candlewood Way	Sacramento	NA	95822
3306 19th Avenue	Sacramento	NA	95822
449 Berthoud Street	Sacramento	NA	95838
2138 O'Neil Way	Sacramento	NA	95822
842 Crosswind Drive	Sacramento	NA	95838
1110 Jean Avenue	Sacramento	NA	95838
3064 Altos Avenue	Sacramento	NA	95815
7695 Millroy Way	Sacramento	NA	95823
7373 Tilden Way	Sacramento	NA	95822
3417 San Carlos Way	Sacramento	NA	95817
252 Arcade Blvd.	Sacramento	NA	95815
5708 Seyferth Way	Sacramento	NA	95823
2510 Meadow Wood	Sacramento	NA	95838
3329 22nd Avenue	Sacramento	NA	95820
4260 35th Street	Sacramento	NA	95820
3600 37th Street	Sacramento	NA	95817
3251 San Jose Way	Sacramento	NA	95820

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: 6704534806
Activity Title: VPP Pilot Pgm.

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 NSP 2 #4806

Project Title:
 VPP Pilot Pgm

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation/reconstruction of residential structures; NSP Eligible Use (B); 24 CFR 570.202.

Location Description:

NSP target areas in the city.

Activity Progress Narrative:

The Pilot Pre-Foreclosure Initiative under the Vacant Property Program activity is underway. The Request for Qualifications to solicit investor interest was released in March 2009 and the response is currently under review by a selection committee. The Sacramento Housing and Redevelopment Agency anticipates a recommendation on whether to proceed with the Initiative by late October 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/0	0/30

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: 6704544762
Activity Title: Property Recycle Pgm

Activity Category:
Land Banking - Acquisition (NSP Only)

Activity Status:
Planned

Project Number:
NSP 4 #4762

Project Title:
Property Recycle Pgm.

Projected Start Date:
03/19/2009

Projected End Date:
12/31/2009

National Objective:
NSP Only - LMMI

Responsible Organization:
SHRA City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,464,829.00
Total CDBG Program Funds Budgeted	N/A	\$2,464,829.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Landbanking-acquisition of residential structures; NSP Eligible Use (A); 24 CFR 570.201 and (B) 570.202.

Location Description:

City NSP Target Areas.

Activity Progress Narrative:

The Property Recycling Program (PRP) is underway. Approval to purchase properties was granted in February 2009. SHRA has released a Request for Qualifications for Mission Driven organizations and a Volume builder to participate in the disposition of SHRA purchased properties. SHRA has ranked respondents and is recommending entering into a Master Developer Agreement with two Mission Driven organizations and One Volume Builder in late October 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	6	0/0	0/0	6/24

Activity Locations

Address	City	State	Zip
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3407 20th Avenue	Sacramento	NA	95820
3525 34th Street	Sacramento	NA	95817
3640 5th Avenue	Sacramento	NA	95817
5270 Young Street	Sacramento	NA	95824
3648 5th Avenue	Sacramento	NA	95817
4012 San Carlos	Sacramento	NA	95820

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: 6704544763
Activity Title: Block Acquisition

Activity Category:
 Acquisition - buyout of residential properties

Activity Status:
 Planned

Project Number:
 NSP 3 #4763

Project Title:
 Block Acquisition

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 SHRA City

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$4,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition/buyout of residential structures; NSP Eligible Use (A) 24 CFR 570.201.

Location Description:

City NSP Target Areas.

Activity Progress Narrative:

Program implementation is underway. The Block Acquisition and Rehabilitation Strategy continues to target the Morrison Creek Estates community to address the most challenging distressed properties in a high priority area. The project includes the very low income housing unit requirements under NSP. A partnership with National Community Stabilization Trust (NCST) that will provide SHRA a competitive advantage by saving time and effort, simplifying the process for further acquisitions in the next few months.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/75

Activity Locations

Address	City	State	Zip
25 LaFresa Ct., #4	Sacramento	NA	95823

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: 7004531245
Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP 5 #1245

Project Title:

NSP Administration

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2010

National Objective:

N/A

Responsible Organization:

Sacramento Housing and Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,300,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration of Neighborhood Stabilization Program activities; NSP Eligible Use 24 CFR 570.206.

Location Description:

Citywide.

Activity Progress Narrative:

Program delivery and administration of NSP activity is underway. Staff support and services for administrative services and costs related to implementation of the NSP Program activities in the city.

Performance Measures

No 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
