

Grantee: Sacramento County, CA

Grant: B-08-UN-06-0004

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-UN-06-0004

Obligation Date:**Grantee Name:**

Sacramento County, CA

Award Date:**Grant Amount:**

\$18,605,460.00

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 County'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 County'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 and current efforts at Fruitridge Vista and Lerwick Road, 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 County anticipates directly assisting 223 vacant or foreclosed properties.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$18,605,460.00
Total CDBG Program Funds Budgeted	N/A	\$18,605,460.00
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	\$7,296,500.00	\$7,296,500.00
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	\$16.67
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	\$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 program 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 County 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
NSP1 #1245, NSP Administration	\$0.00	\$0.00	\$1,800,000.00	\$0.00
NSP2 #4761, Vacant Property Program	\$0.00	\$0.00	\$4,000,000.00	\$0.00
NSP3 #4806, VPP Pilot Program	\$0.00	\$0.00	\$1,500,000.00	\$0.00
NSP4 #4763, Block Acquisition - Lerwick	\$0.00	\$0.00	\$4,000,000.00	\$0.00
NSP5 #4763, Block Acquisition - Norcade	\$0.00	\$0.00	\$4,000,000.00	\$0.00
NSP6 #4762, Property Recycle Pgm	\$0.00	\$0.00	\$3,305,460.00	\$0.00

Activities

Grantee Activity Number: 6704544761
Activity Title: Vacant Property Program

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 NSP2 #4761

Project Title:
 Vacant Property Program

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA County

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	\$596,500.00	\$596,500.00
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:

County 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 14 submittals are currently under review with nine total units with loan approvals for rehabilitation in the county.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	9	9	0/0	9/0	9/80

Activity Locations

Address	City	State	Zip
4301 22nd Avenue	Sacramento	NA	95820
6640 Medora Drive	North Highlands	NA	95660
6721 Medora Drive	North Highlands	NA	95660
5832 Mascot Avenue	Sacramento	NA	95824
8063 Ingleside Way	Sacramento	NA	95828
7505 Oakvale Court	North Highlands	NA	95660

5605 Ethel Way	Sacramento	NA	95821
5410 Mendocino Boulevard	Sacramento	NA	95820
4570 El Cerrito 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: 6704544762
Activity Title: Property Recycle Program

Activity Category:
 Land Banking - Acquisition (NSP Only)

Activity Status:
 Planned

Project Number:
 NSP6 #4762

Project Title:
 Property Recycle Pgm

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA County

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$3,305,460.00
Total CDBG Program Funds Budgeted	N/A	\$3,305,460.00
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:

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

Location Description:

County 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.

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	1/33

Activity Locations

Address	City	State	Zip
3901 42nd Street	Sacramento	NA	95824

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources
 No Other Funding Sources Found
 Total Other Funding Sources

Amount

Grantee Activity Number: 6704544763
Activity Title: Block Acquisition - Lerwick Rd.

Activity Category:
 Acquisition - buyout of residential properties

Activity Status:
 Planned

Project Number:
 NSP4 #4763

Project Title:
 Block Acquisition - Lerwick

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

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

Responsible Organization:
 SHRA County

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	\$4,000,000.00	\$4,000,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

Census Tract: 6201

Activity Progress Narrative:

Program implementation is underway. The Block Acquisition and Rehabilitation Strategy continues to target the Lerwick Road 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. The amended Owner Participation Agreement (OPA) containing the NSP funds and requirements was executed in June 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	28	0/0	0/0	28/40

Activity Locations

Address	City	State	Zip
3331 Lerwick Road	Sacramento	NA	95821

3712 E. Country Club Lane	Sacramento	NA	95821
3351 Lerwick Road	Sacramento	NA	95821
3358 Lerwick Road	Sacramento	NA	95821
3343 Lerwick Road	Sacramento	NA	95821
3366 Lerwick Road	Sacramento	NA	95821
3362 Lerwick Road	Sacramento	NA	95821

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: 6704544776
Activity Title: Block Acquisition - Norcade

Activity Category:
 Acquisition - buyout of residential properties

Activity Status:
 Planned

Project Number:
 NSP5 #4763

Project Title:
 Block Acquisition - Norcade

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

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

Responsible Organization:
 SHRA County

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	\$2,700,000.00	\$2,700,000.00
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:

Ct: 9110

Activity Progress Narrative:

Program implementation is underway. The Block Acquisition and Rehabilitation Strategy continues to target the Norcade Circle 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. The amended Owner Participation Agreement (OPA) containing the NSP funds and requirements was executed in June 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	16	0/0	0/0	16/40

Activity Locations

Address	City	State	Zip
2819 Norcade Circle	Sacramento	NA	95826
2928 Norcade Circle	Sacramento	NA	95826
2844 Norcade Circle	Sacramento	NA	95826

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources
 No Other Funding Sources Found
 Total Other Funding Sources

Amount

Grantee Activity Number: 6704544806
Activity Title: VPP Pilot Program

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 NSP3 #4806

Project Title:
 VPP Pilot Program

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA County

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:

County NSP Target Areas.

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. SHRA 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 housing units	0	0	0	0/0	0/0	0/20

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	
