

Grantee: Sacramento, CA

Grant: B-08-MN-06-0007

October 1, 2009 thru December 31, 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:

Reviewed and Approved

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	\$3,212,970.99	\$3,212,970.99
Obligated CDBG DR Funds	\$4,218,969.72	\$4,218,969.72
Expended CDBG DR Funds	\$3,412,119.84	\$3,412,119.84
Match Contributed	\$0.00	\$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	\$71.67
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	\$194,925.01
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Further implementation and continued progress of the appropriated NSP funds continues in program year 2010 for the following: Vacant Property Program (VPP); the Property Recycling Program (PRP) and the Block Acquisition and Rehabilitation Strategy. Establishment of specified handbooks and procedures for implementation of each of the three programs are in place or are under construction.

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 Vacant Property #4761, Vacant Property Pgm.	\$0.00	\$2,180,539.13	\$4,000,000.00	\$2,180,539.13
NSP 3 Block Acquisition #4763, Morrison Creek	\$0.00	\$25,720.60	\$4,000,000.00	\$25,720.60
NSP 4 Property Recycling Pgm. #4762, Property Recycling Pgm.	\$0.00	\$828,094.29	\$2,464,829.00	\$828,094.29
NSP 5 Administration, NSP Administration	\$0.00	\$178,616.97	\$1,300,000.00	\$178,616.97
NSP Delivery, NSP Delivery	\$0.00	\$0.00	\$1,500,000.00	\$0.00

Activities

Grantee Activity Number: Morrison Creek - Redevelop (E)
Activity Title: Block Acquisition - Redevelopment

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 3 Block Acquisition #4763

Project Title:
 Morrison Creek

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

National Objective:
 Low/Mod

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,974,270.00
Total CDBG Program Funds Budgeted	N/A	\$2,974,270.00
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 and reconstruction of residential structures. NSP Eligible Use (E); 24 CFR 570.201. Acquisition and rehabilitation and stabilization of individual four-plex units to consolidate ownership and management of properties with neighborhood homeowner association. Properties to be acquired and rehabilitated and subsequently rented to households at or below the 12% area median income.

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Block Acquisition Strategy is underway. Authorization and approval is moving forward in February for approval to aggressively acquire, rehabilitate and preserve vacant and foreclosed properties and concentrate ownership in the Morrison Creek Estate in partnership with the Housing Authority and Norwood Avenue Housing Corporation.

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	0/10

Activity Locations

No Activity Locations found.

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: Morrison Creek - Rehab (B)-VLI
Activity Title: Block Acquisition - Rehab

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 3 Block Acquisition #4763

Project Title:
 Morrison Creek

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

National Objective:
 Low/Mod

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
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:

NSP Eligible Use (B); 24 CFR 570.201 and 570.202. Acquisition/demolition of residential structures to consolidate ownership and management of properties with neighborhood homeowner association.

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Block Acquisition Strategy is underway. Authorization and approval is moving forward in February for approval to aggressively acquire vacant and foreclosed properties and concentrate ownership in the Morrison Creek Estate in partnership with the Housing Authority and Norwood Avenue Housing Corporation.

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	0/19

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: Not in Use
Activity Title:

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP 3 Block Acquisition #4763

Project Title:

Morrison Creek

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$25,720.60
Total CDBG Program Funds Budgeted	N/A	\$25,720.60
Program Funds Drawdown	\$25,720.60	\$25,720.60
Obligated CDBG DR Funds	\$34,052.90	\$34,052.90
Expended CDBG DR Funds	\$53,740.01	\$53,740.01
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP Eligible Use (B); 24 CFR 570.201 and 570.202. Acquisition and rehabilitation of individual four-plex units to consolidate ownership and management of properties with neighborhood homeowner association. Properties to be acquired and rehabilitated and subsequently rented to households at or below the 50% area median income.

Location Description:

City NSP Target Areas.

Activity Progress Narrative:

The Block Acquisition and Rehabilitation Strategy is underway. Execution of loan documents to move forward with rehabilitation and preservation of approximately 21 four-plex units, 4 units each complex in the Morrison Creek Estates neighborhood. The properties acquired and rehabilitated are to be rented to households at or below 50% area median income. (Activity: Morrison Creek/Rehab/25%)

Activity: Morrison Creek/Rehab/LM - rehabilitated properties are to be rented to households at or below 120% area median.

Activity: Morrison Creek/Redev/25% - rehabilitated properties for preservation are to be rented to households at or below 50% area median.

Activity: Morrison Creek/Redev/LM - rehabilitated properties for preservation are to be rented to households at or below 120% area median.

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	1/21

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: Not in Use *
Activity Title:

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 3 Block Acquisition #4763

Project Title:
 Morrison Creek

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

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

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$9.40
Total CDBG Program Funds Budgeted	N/A	\$9.40
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:

NSP Eligible Use (B); 24 CFR 570.201 and 202. Acquisition and rehabilitation and preservation of individual four-plex units to consolidate ownership and management of properties with neighborhood homeowner association. Properties to be acquired and rehabilitated and subsequently rented to households at or below the 50% area median income.

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Block Acquisition Strategy is underway. Authorization and approval is moving forward in February for approval to aggressively acquire, rehabilitate and preserve vacant and foreclosed properties and concentrate ownership in the Morrison Creek Estate in partnership with the Housing Authority and Norwood Avenue Housing Corporation.

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	0/21

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: NSP Administration
Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP 5 Administration

Project Title:

NSP Administration

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2013

National Objective:

N/A

Responsible Organization:

Sacramento Housing and Redevelopment Agency

Overall	Oct 1 thru Dec 31, 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	\$178,616.97	\$178,616.97
Obligated CDBG DR Funds	\$178,616.97	\$178,616.97
Expended CDBG DR Funds	\$194,925.01	\$194,925.01
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 570.205 and 206.

Location Description:

Citywide.

Activity Progress Narrative:

Neighborhood Stabilization Program Administration is underway. Sacramento Housing and Redevelopment Agency recently approved their 2010 Action Plan in which partners for the Property Recycling Program were approved for the upcoming year. SHRA partnered with city and county, local, state and national, and local profit and non profit organizations, including consortium communities for additional NSP-2 funds to assist with existing NSP programs that are in place. All three components of the Neighborhood Stabilization Program are underway.

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	

Grantee Activity Number: NSP Delivery
Activity Title: NSP Delivery

Activity Category:

Acquisition - general

Project Number:

NSP Delivery

Projected Start Date:

03/19/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Delivery

Projected End Date:

12/31/2010

Responsible Organization:

SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$606,332.00
Total CDBG Program Funds Budgeted	N/A	\$606,332.00
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 Program under the Vacant Property Program (VPP) project is cancelled.

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
Tax Increment	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number: PRP-4889-(D)-Demolition
Activity Title: Property Recycling - Demolition

Activity Category:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 NSP 4 Property Recycling Pgm. #4762

Project Title:
 Property Recycling Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

National Objective:
 Low/Mod

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$295,000.00
Total CDBG Program Funds Budgeted	N/A	\$295,000.00
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:

Demolition of blighted residential structures; NSP Eligible Use (D); 24 CFR 570.201(d).

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Property Recycling Program (PRP) is underway. To date, approximately two properties have been identified for demolition in future months.

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	0/5

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:
Activity Title:

PRP-4890-(C)-Land Bank
Property Recycling - Land Bank

Activity Category:
 Land Banking - Acquisition (NSP Only)

Activity Status:
 Under Way

Project Number:
 NSP 4 Property Recycling Pgm. #4762

Project Title:
 Property Recycling Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

National Objective:
 Low/Mod

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$968,664.61
Total CDBG Program Funds Budgeted	N/A	\$968,664.61
Program Funds Drawdown	\$828,094.29	\$828,094.29
Obligated CDBG DR Funds	\$946,851.79	\$946,851.79
Expended CDBG DR Funds	\$853,342.11	\$853,342.11
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 (B); 24 CFR 570.201 and landbanking; NSP Eligible Use (C).

Location Description:

City NSP Target Areas.

Activity Progress Narrative:

The Property Recycling Program (PRP) is underway. To date, no properties have been identified for landbank in the city. The properties listed will move to the appropriate activities listed below:

Activity: PRP/Demo; - Demolition and clearance of properties

Activity: PRP/Acquisition/Rehab - Acquisition and rehabilitation of properties

Activity: PRP/Acquisition/public facility - acquisition of properties and reconstruction of public facility

Activity: PRP/redevelopment 25% - individuals meeting at or below 50% median income

Activity: PRP/acq/rehabilitation 25% - individuals meeting at or be 50% median income

Activity: PRP/acq/rehabilitation L/M - individuals meeting at or below 120% median income

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	10	0/0	0/0	16/2

Activity Locations

Address	City	State	Zip
4241 13th Avenue	Sacramento	NA	95820
5270 Young Street	Sacramento	NA	95824

733 Kesner Avenue	Sacramento	NA	95838
5941 Cindy Street	Sacramento	NA	95824
7900 Hartwick Way	Sacramento	NA	95828
3189 Western Avenue	Sacramento	NA	95838
3601 Pansy Avenue	Sacramento	NA	95817
3125 43rd Street	Sacramento	NA	95824
3816 San Carlos Way	Sacramento	NA	95820
4310 11th Avenue	Sacramento	NA	95817

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-4890-(E)-Redevelop
Activity Title: Property Recycling - Redevelop

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP 4 Property Recycling Pgm. #4762

Project Title:

Property Recycling Pgm.

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2012

National Objective:

Low/Mod

Responsible Organization:

SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$222,821.39
Total CDBG Program Funds Budgeted	N/A	\$222,821.39
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 of residential foreclosed properties. NSP Eligible Use (E) 24 CFR 570.201.

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Property Recycling Program (PRP) is underway. the selection committee's choice of one Volume Builder and two Mission Builders to participate in the disposition of SHRA purchased properties has been made in October 2009. Approval of the selection committee's choice will be made in December 2009. Sacramento Housing and Redevelopment anticipates entering into agreements with the participating parties in January 2010.

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	0/4

Activity Locations

No Activity Locations found.

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: PRP-Redevelopment (E)-VLI
Activity Title: Property Recycling - Redevelopment

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 4 Property Recycling Pgm. #4762

Project Title:
 Property Recycling Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

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

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$414,165.00
Total CDBG Program Funds Budgeted	N/A	\$414,165.00
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 and reconstruction of residential structures. NSP Eligible Use (E); 24 CFR 570.201. Acquisition, rehabilitation and stabilization of individual four-plex units in cooperation with Habitat for Humanity to consolidate ownership and management of properties with neighborhood. Properties to be acquired and rehabilitated and subsequently rented to households at or below the 50% area median income.

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Property Recycling Program is underway. To date, no properties have been identified.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5

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-Rehabilitation-(B) Habitat VLI
Activity Title: Property Recycling - Rehab/Habitat/VLI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 4 Property Recycling Pgm. #4762

Project Title:
 Property Recycling Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

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

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$414,165.00
Total CDBG Program Funds Budgeted	N/A	\$414,165.00
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 and reconstruction of residential structures. NSP Eligible Use (B); 24 CFR 570.202. Acquisition and rehabilitation of individual four-plex units in coordination with Habitat for Humanity to consolidate ownership and management of properties with neighborhood. Properties to be acquired and rehabilitated and subsequently rented to households at or below the 50% area median income.

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Property Recycling Program is underway. To date, no properties have been identified.

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	0/10

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-Rehabilitation-(B) Volume
Activity Title: Property Recycling - Rehab/Volume

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 4 Property Recycling Pgm. #4762

Project Title:
 Property Recycling Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

National Objective:
 Low/Mod

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$414,165.00
Total CDBG Program Funds Budgeted	N/A	\$414,165.00
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 and reconstruction of residential structures. NSP Eligible Use (B); 24 CFR 570.201 and 202. Acquisition and rehabilitation of individual four-plex units in coordination with Twin Rivers and GALA/NeighborWorks to consolidate ownership and management of properties with neighborhood. Properties to be acquired and rehabilitated and subsequently rented to households at or below the 120% area median income.

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Property Recycling Program. To date, no properties have been identified.

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	0/10

Activity Locations

No Activity Locations found.

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: VPP-4761-L/M
Activity Title: Vacant Property Program

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 1 Vacant Property #4761

Project Title:
 Vacant Property Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

National Objective:
 Low/Mod

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,000,000.00
Program Funds Drawdown	\$2,180,539.13	\$2,180,539.13
Obligated CDBG DR Funds	\$3,059,448.06	\$3,059,448.06
Expended CDBG DR Funds	\$2,310,112.71	\$2,310,112.71
Match Contributed	\$0.00	\$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:

Vacant Property Program is underway. The Program is running at projected outcome. To date, the program is working with 19 preferred builder. Rehabilitation of residential structures are expected to be under sale and/or in escrow in the upcoming quarter. Approximately 11 homes are anticipated to close in 2010. Properties will serve individuals that are at or below 120% of area median income. (Activity: VPP-L/M)
 Activity: VPP/25% - Properties will serve individuals at or below 50% median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	16	16	0/0	43/76	43/76

Activity Locations

Address City State Zip

3621 43rd Street	Sacramento	NA	95817
126 Creekside Circle	Sacramento	NA	95823
3610 27th Avenue	Sacramento	NA	95820
7911 Golden Field Way	Sacrametno	NA	95823
4435 Silverton Way	Sacramento	NA	95838
7584 San Felice Circle	Sacramento	NA	95822
414 Kesner Avenue	Sacramento	NA	95838
3416 Rio Linda Boulevard	Sacramento	NA	95838
3932 Huron Street	Sacramento	NA	95838
1760 Armington Avenue	Sacramento	NA	95832
7929 34th Avenue	Sacramento	NA	95824
3430 Rio Linda Boulevard	Sacramento	NA	95838
7347 21st Street	Sacramento	NA	95822
521 Peralta Avenue	Sacramento	NA	95833
3810 23rd Avenue	Sacramento	NA	95820
7593 Twilight Drive	Sacramento	NA	95822
3426 Rio Linda Boulevard	Sacramento	NA	95838

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-4761-VLI
Activity Title: Vacant Property Program

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 1 Vacant Property #4761

Project Title:
 Vacant Property Pgm.

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	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$929,516.00
Total CDBG Program Funds Budgeted	N/A	\$929,516.00
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 and reconstruction of residential structures. NSP Eligible Use (B); 24 CFR 570.202

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Vacant Property Program in underway. The Program is running at projected outcome. To date, the preferred builder list contains 19 builders. Rehabilitation of residential structures are expected to be under sale and/or in escrow in the upcoming quarter. Properties sold will serve individuals that are at or below 50% area median income.

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	0/10

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	
