

Grantee: Sacramento County, CA

Grant: B-08-UN-06-0004

July 1, 2010 thru September 30, 2010 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

QPR Contact:

Geoffrey Ross

Disasters:**Declaration Number**

NSP

Plan Description:

The Countys 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 Countys 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	\$1,118,774.37	\$8,823,987.99
Obligated CDBG DR Funds	\$1,310,811.93	\$18,605,460.00
Expended CDBG DR Funds	\$1,015,560.17	\$9,384,979.14
Match Contributed	\$0.00	\$7,296,500.00
Program Income Received	\$0.00	\$925,362.52
Program Income Drawdown	\$604,417.22	\$925,362.52

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	11.215%
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	\$455,048.83
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,651,365.00	\$4,775,063.00

Overall Progress Narrative:

The County's NSP programs: Vacant Property, Property Recycling and Block Strategy are moving ahead with acquisition, rehabilitation and related activities for potential land bank, demolition and public facility use. The obligation of funds are at approximately 105% for the County NSP entitlement.. The following descriptions represent current progress, quarterly accomplishments and overall performance for the three County programs:

Vacant Properties Program:

Vacant Properties Program is designed to return vacant and blighted homes and properties to owner occupancy by partnering with local contractors and developers in Target Areas. SHRA is partnering with 39 approved developer/contractors. The following is an overview the Vacant Property Program (performance measures):

Overall Rehab Loan Approved: 47
 Overall Properties Sold: 23
 Overall Properties Sold VLI: 6

Property Recycling Program:

The program objectives are the following: 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. SHRA is partnering with 4 development partners; Habitat for Humanity, NeighborWorks Volume Builder LLC., Homes by Towne, LLC and Twin Rivers Unified School District to complete rehabilitations of properties. The following is an overview the Property Recycling Program (performance measures):

Total Properties PRP Acquisition: 31
 Total Properties PRP Volume: 9
 Total Properties PRP Land Bank: 6
 Total Properties PRP Demolition: 1
 Total Properties PRP Public Facility: 0
 Total Properties PRP VLI: 0
 Total Properties Sold: 0

Block Acquisition/Rehabilitation Program:

The program is designed to partner with developers willing to acquire, rehabilitate and maintain units in designated areas as common rental units. Two projects are located at Norcade Circle and Lerwick Road within Sacramento County. The following is an overview the Block Acquisition/Rehabilitation Program (performance measures):

Total Properties Lerwick: 40
Total Properties Lerwick VLI: 22
Total Properties Norcade: 40
Total Properties Norcade VLI: 22

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Disposition, Disposition	\$69,142.93	\$606,921.00	\$283,069.84
NSP Administration, NSP Administration	\$44,177.95	\$1,800,000.00	\$433,166.42
NSP3 VPP, Vacant Property Program	\$383,452.88	\$4,000,000.00	\$2,935,464.10
NSP4 Lerwick, Block Acquisition	\$158,696.45	\$4,000,000.00	\$1,911,581.51
NSP5 Norcade, Block Acquisition	\$42,519.77	\$4,000,000.00	\$740,866.60
NSP6 # Property Recycling Pgm., Property Recycling Pgm.	\$420,784.39	\$4,198,539.00	\$2,519,839.52

Activities

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

National Objective:

N/A

Responsible Organization:

SHRA County

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,800,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,800,000.00
Program Funds Drawdown	\$44,177.95	\$433,166.42
Obligated CDBG DR Funds	\$0.00	\$1,800,000.00
Expended CDBG DR Funds	\$59,133.67	\$455,048.83
SHRA County	\$59,133.67	\$455,048.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Costs for administration of NSP program activities.

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: **Disposition**
Activity Title: **Disposition**

Activity Category:

Disposition

Project Number:

Disposition

Projected Start Date:

03/19/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Disposition

Projected End Date:

12/31/2010

Responsible Organization:

SHRA County

Overall

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$606,921.00
Total CDBG Program Funds Budgeted	N/A	\$606,921.00
Program Funds Drawdown	\$69,142.93	\$283,069.84
Obligated CDBG DR Funds	\$0.00	\$606,921.00
Expended CDBG DR Funds	\$82,896.87	\$311,465.71
SHRA County	\$82,896.87	\$311,465.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Staff costs related to delivery of NSP units; wherein programmatic costs for NSP activities are related to the actual holding and disposition of properties. 24 CFR 570.201(b).

Location Description:

County NSP Target Areas.

Activity Progress Narrative:

Associated costs for delivery of NSP project activities.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	Lerwick
Activity Title:	Block Acquisition

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: NSP4 Lerwick	Project Title: Block Acquisition
Projected Start Date: 03/19/2009	Projected End Date: 12/31/2012
National Objective: NSP Only - LMMI	Responsible Organization: SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,800,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,800,000.00
Program Funds Drawdown	\$0.00	\$860,211.68
Obligated CDBG DR Funds	(\$600,000.00)	\$1,800,000.00
Expended CDBG DR Funds	(\$221,417.37)	\$862,861.48
SHRA County	(\$221,417.37)	\$862,861.48
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; 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:

Forty vacant, foreclosed property/units are Lerwick Road have now been acquired with local TI funds. EPO development is expeditiously working on rehabilitation improvements.

Quarterly Properties Under Construction Lerwick: 16 units
 Quarterly Properties Rehabilitated Lerwick: 8 units

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	0/24

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: Lerwick - VLI
Activity Title: Block Acquisition

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP4 Lerwick

Project Title:
 Block Acquisition

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

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

Responsible Organization:
 SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,200,000.00
Program Funds Drawdown	\$158,696.45	\$1,051,369.83
Obligated CDBG DR Funds	\$600,000.00	\$2,200,000.00
Expended CDBG DR Funds	\$331,755.91	\$1,054,608.48
SHRA County	\$331,755.91	\$1,054,608.48
Match Contributed	\$0.00	\$4,000,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 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:

Forty vacant, foreclosed property/units are Lerwick Road have now been acquired with local TI funds. EPO development is expeditiously working on rehabilitation improvements. Twenty-two units have executed Regulatory Agreements and will serve individuals at or below 50% area median income.

Quarterly Properties Under Construction Lerwick VLI: 6 units
 Quarterly Properties Rehabilitated Lerwick VLI: 4 units

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	0/22

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: Norcade
Activity Title: Block Acquisition

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP5 Norcade

Project Title:
 Block Acquisition

Projected Start Date:
 04/01/2009

Projected End Date:
 12/31/2012

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,800,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,800,000.00
Program Funds Drawdown	\$42,519.77	\$333,389.97
Obligated CDBG DR Funds	\$200,000.00	\$1,800,000.00
Expended CDBG DR Funds	\$170,948.60	\$343,843.43
SHRA County	\$170,948.60	\$343,843.43
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 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:

Thirty-six units have been acquired on Norcade Circle. Eight additional units are being reviewed for possible acquisition. Rehabilitation of units will be reviewed upon final acquisition phase for the neighborhood.

Quarterly Properties under Construction Norcade: 0
 Quarterly Properties under Rehabilitation: 0

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	8/32

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: Norcade - VLI
Activity Title: Block Acquisition

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP5 Norcade

Project Title:
 Block Acquisition

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

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

Responsible Organization:
 SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,200,000.00
Program Funds Drawdown	\$0.00	\$407,476.63
Obligated CDBG DR Funds	(\$200,000.00)	\$2,200,000.00
Expended CDBG DR Funds	(\$105,198.92)	\$420,253.08
SHRA County	(\$105,198.92)	\$420,253.08
Match Contributed	\$0.00	\$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; 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:

Thirty-six units have been acquired on Norcade Circle. Eight additional units are being reviewed for possible acquisition. Rehabilitation of units will be reviewed upon final acquisition phase for the neighborhood. Regulatory Agreements have been completed and twenty-two units will serve individuals at or below 50% area median income

Quarterly Properties Under Construction Norcade VLI: (TBD)
 Quarterly Properties Rehabilitated Norcade 1 VLI: (TBD)

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	0/22

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
Project Number:
 NSP5 Norcade
Projected Start Date:
 04/30/2009
National Objective:
 NSP Only - LMMI

Activity Status:
 Under Way
Project Title:
 Block Acquisition
Projected End Date:
 12/31/2010
Responsible Organization:
 SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
SHRA County	\$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:

Activity not in use.

Location Description:

Activity Progress Narrative:

Activity is not in use.

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	0/1

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: Not in Use*
Activity Title:

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP5 Norcade
Projected Start Date:
 04/30/2009
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Under Way
Project Title:
 Block Acquisition
Projected End Date:
 12/31/2010
Responsible Organization:
 SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
SHRA County	\$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:

Activity is not in use.

Location Description:

Activity Progress Narrative:

Activity is not in use.

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	0/1

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:

NSP6 # Property Recycling Pgm.

Project Title:

Property Recycling Pgm.

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
SHRA County	\$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:

Activity is not in use.

Location Description:

Activity Progress Narrative:

Activity is not in use.

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	0/1

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 Acquisition
Activity Title: Property Recycling

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP6 # Property Recycling Pgm.

Project Title:

Property Recycling Pgm.

Projected Start Date:

03/19/2010

Projected End Date:

12/31/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$924,226.64
Total CDBG Program Funds Budgeted	N/A	\$924,226.64
Program Funds Drawdown	\$321,430.10	\$726,740.01
Obligated CDBG DR Funds	\$220,632.50	\$924,226.64
Expended CDBG DR Funds	\$401,093.87	\$806,403.78
SHRA County	\$401,093.87	\$806,403.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$160,747.31	\$160,747.31

Activity Description:

Acquisition of residential foreclosed properties. 24 CFR 570.201(a).

Location Description:

County NSP eligible areas.

Activity Progress Narrative:

Thirty-one properties have been acquired to date under the Property Recycling Program. Properties will be transferred to SHRA builder partners for rehabilitation. Once rehabilitation is complete, the builder partners will sell the properties to eligible households of at or below 120% area median income. One property was acquired this quarter, a 15 unit apartment complex located at 5258 Young Street.

Quarterly Properties PRP Acquisition: 1

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	4/24

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 Demolition
Activity Title: Property Recycling

Activity Category:
 Clearance and Demolition

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

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$111,893.30
Total CDBG Program Funds Budgeted	N/A	\$111,893.30
Program Funds Drawdown	\$92,660.30	\$111,623.30
Obligated CDBG DR Funds	\$92,660.30	\$111,893.30
Expended CDBG DR Funds	\$92,660.30	\$111,623.30
SHRA County	\$92,660.30	\$111,623.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolition of residential properties in NSP eligible targeted areas. CFR 570.201(d).

Location Description:

County NSP Eligible areas.

Activity Progress Narrative:

No properties have been demolished this quarter. SHRA is in process of transferring a property located at 3901 42nd Avenue to Southgate Parks and Recreation Department.

Quarterly Properties PRP Demolition: 0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/2

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 Land Bank
Activity Title: Property Recycling

Activity Category:
 Land Banking - Acquisition (NSP Only)

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

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$134,411.24
Total CDBG Program Funds Budgeted	N/A	\$134,411.24
Program Funds Drawdown	\$136.70	\$134,411.24
Obligated CDBG DR Funds	\$136.70	\$134,411.24
Expended CDBG DR Funds	\$136.70	\$134,411.24
SHRA County	\$136.70	\$134,411.24
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 properties. 24 CFR 570.201 (a) (C); Land Banking of residential properties;

Location Description:

County NSP eligible areas.

Activity Progress Narrative:

Six properties are land banked and are awaiting a development strategy. One of the properties is in transfer process from SHRA to Southgate Parks and Recreation District. The five additional properties are vacant and are awaiting a finalized development strategy.

Quarterly Properties PRP Land Bank: 0

Performance Measures

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

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 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

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$92,355.39
Total CDBG Program Funds Budgeted	N/A	\$92,355.39
Program Funds Drawdown	\$6,557.29	\$92,355.39
Obligated CDBG DR Funds	(\$270.00)	\$92,355.39
Expended CDBG DR Funds	\$0.00	\$92,355.39
SHRA County	\$0.00	\$92,355.39
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

SHRA is in process of transferring one property located at 3901 42nd Ave to the Southgate Parks and Recreation District.

Quarterly Properties PRP Public Facility: 0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Public Facilities	0	0	0	0/0	0/0	0/1

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- VLI
Activity Title: Property Recycling

Activity Category:
 Rehabilitation/reconstruction of residential structures

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

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

Responsible Organization:
 SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
SHRA County	\$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; 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 Areas;

Activity Progress Narrative:

There are no properties currently regulated at or below 50% area median income at part of the Property Recycling Program.

Quarterly Properties PRP VLI: 0

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	0/2

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- Volume
Activity Title: Property Recycling

Activity Category:
 Rehabilitation/reconstruction of residential structures

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

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA County

Overall	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,935,652.43
Total CDBG Program Funds Budgeted	N/A	\$2,935,652.43
Program Funds Drawdown	\$0.00	\$1,454,709.58
Obligated CDBG DR Funds	\$997,652.43	\$2,935,652.43
Expended CDBG DR Funds	\$20,993.69	\$1,556,905.18
SHRA County	\$20,993.69	\$1,556,905.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$392,997.00
Program Income Drawdown	\$232,249.69	\$232,249.69

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 Twin Rivers Unified School District, NeighborWorks/Gala Volume Builder, Limited Liability Company (LLC) and Homes by Town, Limited Liability Company.

Location Description:

County NSP eligible areas.

Activity Progress Narrative:

Three properties have been transferred to NeighborWorks/Gala Volume Builder, LLC this quarter. Construction is currently in process.

Quarterly Properties PRP Volume: 3
 Quarterly Properties Sold PRP Volume: 0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	14/15

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
Activity Title: Vacant Property Program

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP3 VPP

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, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,624,937.00
Total CDBG Program Funds Budgeted	N/A	\$3,624,937.00
Program Funds Drawdown	\$286,092.48	\$2,661,470.10
Obligated CDBG DR Funds	(\$75,063.00)	\$3,624,937.00
Expended CDBG DR Funds	\$91,812.85	\$2,860,136.24
SHRA County	\$91,812.85	\$2,860,136.24
Match Contributed	\$0.00	\$596,500.00
Program Income Received	\$0.00	\$532,365.52
Program Income Drawdown	\$211,420.22	\$532,365.52

Activity Description:

Rehabilitation/reconstruction of residential structures; 24 CFR 570.202.

Location Description:

County NSP Target Areas.

Activity Progress Narrative:

The Vacant Property Program has made significant progress in selling homes to qualified buyers at or below 120% area median income.

Quarterly Rehabilitation Loans Approved VPP: 2
 Quarterly Properties Sold VPP: 3

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	3	0/0	0/0	18/80

Activity Locations

Address	City	State	Zip
5801 Laurine Way	Sacramento	NA	95624
7690 Suncountry Lane	Sacramento	NA	95628
7674 Daya Way	Sacramento	NA	95624

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

Activity Status:
 Under Way

Project Number:
 NSP3 VPP

Project Title:
 Vacant Property Program

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, 2010	To Date
Total Projected Budget from All Sources	N/A	\$375,063.00
Total CDBG Program Funds Budgeted	N/A	\$375,063.00
Program Funds Drawdown	\$97,360.40	\$273,994.00
Obligated CDBG DR Funds	\$75,063.00	\$375,063.00
Expended CDBG DR Funds	\$90,744.00	\$375,063.00
SHRA County	\$90,744.00	\$375,063.00
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; 24 CFR 570.202.

Location Description:

County NSP eligible areas.

Activity Progress Narrative:

The Vacant Property Program had 1 home sold at or below 50% area median income.

Quarterly Properties Sold VPP VLI: 1

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	3/0	0/0	3/15

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
