

Grantee: Sacramento, CA

Grant: B-08-MN-06-0007

October 1, 2010 thru December 31, 2010 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

QPR Contact:

Geoffrey Ross

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:**

The Sacramento City's NSP plan identifies three distinct sub-programs to achieve the following goals: 1) return vacant foreclosed or abandoned residential properties to occupancy as quickly as possible; 2) revitalize neighborhoods through strategic redevelopment, rehabilitation and reuse of vacant properties; and 3) provide affordable homeownership and improved affordable rental opportunities to local families.

Distribution and and Uses of Funds:

Sacramento City's three programs include: 1) Vacant Properties Program; 2) Block Acquisition/Rehabilitation Program; and 3) Property Recycling Program. Modeled after SHRA's successful Boarded and Vacant and Vacant Lot programs, 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 Target areas. Building upon the successful past effort at Phoenix Park, the Block Acquisition/Rehabilitation/Rehabilitation Program seeks to partner with developers willing to acquire, rehabilitate (demolish and rebuild) and maintain units in designated areas as common rental units. The Property Recycling Program is designed to consist of a government entity administering a land acquisition program engaged in the following functions: acquire, rehabilitate and sell; acquire, demolish and land bank; develop land banked assets in targeted areas, either separately or in joint venture; and/or rent acquired assets and sell when market conditions improve. Through a combination of these three programs, SHRA anticipates directly assisting 205 vacant and/or foreclosed properties located within the City of Sacramento.

Definitions and Descriptions:

The definition of a blighted structure is located under California State Redevelopment Law (Health and Safety Code 33000 et seq.). Physical Blight is described at Subdivision (a) of section 33031 and includes: 1) Building in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors. 2) Factors that prevent or substantially hinder the economically viable use or capacity of building or lots. 3) Adjacent or nearby used that are incompatible with each other and prevent economic development of those parcels or other portions of the area. 4) Existence of lots of irregular form, shape or size for proper usefulness that are in multiple ownership. For NSP funded activities, SHRA has adopted the HOME rents defined in 24 CFR 92.252 as the affordable rent standard. Allowable rents per the HUD guidelines are published annually by SHRA.

The HOME rental requirements for ensuring continued affordability for assisted housing pertain to the amount of investment provided on a per unit basis; the HOME per unit affordability restrictions will apply to all NSP assisted rental units. They will be imposed by deed restrictions, covenants running with the land, or other mechanisms approved by HUD. The following table details the affordability restriction based upon the per-unit cost of assistance:

Amount of Investment (per-unit)	Affordability Restriction
< \$15,000 investment	5 years
\$15,000 - \$40,000	10 years
> \$40,000	15 years

New Rental Construction
 20 years
 Refinancing Rental Housing
 15 years

Low Income Targeting:

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income (Very Low Income) is 45 units in the City of Sacramento. SHRA anticipates the 45 units produced will meet the requirement that 25 percent of funds used benefit very low income individuals. It is expected that these units will be produced under the Block Acquisition Program and the Property Recycling Program and these actuals will exceed the targeted amount set by the City's entitlement.

Acquisition and Relocation:

For NSP funded activities, SHRA does not intend to demolition or convert units unless they are both vacant and uninhabitable. Due to the structure of the programs being implemented, it is anticipated that more low- and moderate-income units will become available as a result of NSP funded activities than existed prior to them. When a residential property is considered for demolition, all of the relocation requirements of the URA and 104(b) (whichever is most applicable) will be followed.

SHRA anticipates producing 178 units in the targeted areas of the City between January 2009 and the end of program year 2013 for low-, moderate-, and middle-income households.

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income (Very Low Income) is 45 units.

Public Comment:

The City Council of the City of Sacramento heard the 2009 Action Plan and Substantial Amendment as a public hearing on Tuesday, October 21, 2008, at 1:00 pm.

SHRA further conducted outreach by presenting a summary of proposed foreclosure activities to:

- The North Highlands Visioning Group &ndash Thursday, October 2, 2008, at 6:00 pm;
- Sacramento Housing Alliance &ndash Monday, October 6, 2008, at 3:00 pm;
- Sacramento Regional Partnership &ndash Wednesday, October 8, at 1:30 pm;
- Oak Park Resident Advisory Committee &ndash Wednesday, October 8, at 6:30 pm;
- City of Folsom &ndash Thursday, October 9, 2008, at 4:00 pm;
- Sacramento Area Realtors &ndash Friday, October 10, at 1:30 pm;
- City of Galt &ndash Monday, October 13, 2008, at 9:00 am;
- North Sacramento Resident Advisory Committee &ndash Thursday, October 16, 2008, at 6:00 pm; and
- Del Paso Heights Resident Advisory Committee &ndash Thursday, October 23, 2008, at 6:00 pm.
- Meadowview Development Commission &ndash Thursday, November 6, 2008 at 6:30 pm.
- Stockton Blvd. Resident Advisory Committee, Thursday, November 13, 2008 at 6:00 p.m.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$14,764,829.00
Total CDBG Program Funds Budgeted	N/A	\$13,264,829.00
Program Funds Drawdown	\$208,034.20	\$7,849,496.54
Obligated CDBG DR Funds	\$0.00	\$13,323,838.00
Expended CDBG DR Funds	\$1,829,946.69	\$10,426,237.59
Match Contributed	\$0.00	\$10,529,000.00
Program Income Received	\$588,115.19	\$1,996,707.12
Program Income Drawdown	\$30,094.83	\$1,438,686.76

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
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	\$515,600.98
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	\$3,316,207.25	\$4,454,433.59

Overall Progress Narrative:

The activities within the three City programs: Vacant Property, Property Recycling and Block Program are on schedule. The obligation and expenditure of funds for City NSP is now at 100.86%. The following descriptions represent current progress, quarterly accomplishments and overall projections for the three City 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 over nineteen developer/contractors. The following is an overview the Vacant Properties Program (performance measures):

Overall Rehab Loan Approved: 74
 Overall Properties Sold: 46
 Overall Properties Sold VLI: 12

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, NGVB LLC., Homes by Towne, LLC and Twin Rivers Unified School District to complete rehabilitations of properties.

Twenty-seven properties have been acquired to date under the Property Recycling Program. Most properties will be transferred to SHRA builder partners NeighborWorks Gala, LLC, Homes By Towne and Habitat for Humanity for rehabilitation. To date, five properties have been transferred to builder partners. It is anticipated that 13 additional properties will be transferred to the builder partners. Additionally, seven properties have been identified for land banking. Two multi-family properties have been acquired and are slated for rehabilitation.

The following is an overview the Property Recycling Program (performance measures):

Total Properties PRP Acquisition: 27

Total Properties PRP Volume: 5
 Total Properties PRP Land Bank: 7
 Total Properties PRP Demolition: 7
 Total Properties PRP Public Facility: 0
 Total Properties PRP VLI: 1
 Total Properties Sold: 1

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. Property units acquired with NSP funds are currently under rehabilitation.

Total Properties Morrison Creek VLI: 6

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	\$56,847.61	\$569,600.00	\$369,306.49
NSP 3 Block Acquisition, Morrison Creek	\$0.00	\$230,000.00	\$230,000.00
NSP 4 Property Recycling Pgm., Property Recycling Pgm.	\$107,120.63	\$5,665,229.00	\$2,927,451.55
NSP 5 Vacant Property, Vacant Property Pgm.	\$0.00	\$5,500,000.00	\$3,807,137.52
NSP Administration, NSP Administration	\$44,065.96	\$1,300,000.00	\$515,600.98

Activities

Grantee Activity Number: **Disposition**
Activity Title: **Disposition**

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

Disposition

Project Title:

Disposition

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

SHRA City

Overall

Oct 1 thru Dec 31, 2010

To Date

Total Projected Budget from All Sources

N/A

\$569,600.00

Total CDBG Program Funds Budgeted

N/A

\$569,600.00

Program Funds Drawdown

\$56,847.61

\$369,306.49

Obligated CDBG DR Funds

\$0.00

\$569,600.00

Expended CDBG DR Funds

\$153,251.07

\$429,488.25

SHRA City

\$153,251.07

\$429,488.25

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.

Location Description:

NSP target areas in the city.

Activity Progress Narrative:

Associated costs for delivery of NSP project activities.

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

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

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: Morrison Creek - VLI
Activity Title: Block Acquisition

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 3 Block Acquisition

Project Title:
 Morrison Creek

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,730,000.00
Total CDBG Program Funds Budgeted	N/A	\$230,000.00
Program Funds Drawdown	\$0.00	\$230,000.00
Obligated CDBG DR Funds	\$0.00	\$230,000.00
Expended CDBG DR Funds	\$66,283.49	\$230,000.00
SHRA City	\$66,283.49	\$230,000.00
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 570.201(a) and 570.202. Acquisition and rehabilitation of abandoned, foreclosed and vacant individual four-plex units to consolidate ownership and management. In addition to NSP funding, \$1.5 million of local Redevelopment funding has been contributed to the project.

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

SHRA is in the process of rehabilitating 6 of the acquired properties at Morrison Creek Estates area. Rehabilitation is near completion for one property. These units will be occupied by households with the income levels at or below 50% area median income.

In August, 2010, the Sacramento City Council approved the reallocation of NSP funds from the Block Program - Morrison Creek to the NSP - Property Recycling Program and the NSP Vacant Property Program. Rehabilitation will be completed on three units in January, 2011.

Quarterly Properties Acquired Morrison Creek VLI: 0
 Quarterly Properties Rehabilitated Morrison Creek VLI: 0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Tax Increment	\$1,500,000.00
Total Other Funding Sources	\$1,500,000.00

Grantee Activity Number: NSP Administration
Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

NSP Administration

Projected Start Date:

03/19/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

12/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Sacramento Housing and Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2010	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	\$44,065.96	\$515,600.98
Obligated CDBG DR Funds	\$0.00	\$1,300,000.00
Expended CDBG DR Funds	\$111,576.13	\$550,496.30
Sacramento Housing and Redevelopment Agency	\$111,576.13	\$550,496.30
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:

Costs associated with administration of NSP eligible activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:
Activity Title:

PRP Acquisition
Property Recycling

Activity Category:

Acquisition - general

Project Number:

NSP 4 Property Recycling Pgm.

Projected Start Date:

03/19/2009

Benefit Type:

Activity Status:

Under Way

Project Title:

Property Recycling Pgm.

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Sacramento Housing and Redevelopment Agency

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$866,146.27
Total CDBG Program Funds Budgeted	N/A	\$866,146.27
Program Funds Drawdown	\$0.00	\$705,840.70
Obligated CDBG DR Funds	\$0.00	\$866,146.27
Expended CDBG DR Funds	(\$55,156.53)	\$705,840.70
Sacramento Housing and Redevelopment Agency	(\$55,156.53)	\$705,840.70
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. 24 CFR 570.201(a).

Location Description:

City NSP Eligible Areas.

Activity Progress Narrative:

Twenty-seven properties have been acquired to date under the Property Recycling Program. Most properties will be transferred to SHRA builder partners NeighborWorks Gala, LLC, Homes By Towne and Habitat for Humanity for rehabilitation. To date, five properties have been transferred to builder partners. It is anticipated that 13 additional properties will be transferred to the builder partners. Additionally, seven properties have been identified for land banking. Two multi-family properties have been acquired and are slated for rehabilitation.

Quarterly Properties Acquisition PRP: 0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/20

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:
Activity Title:

PRP Demolition
Property Recycling

Activity Category:
 Clearance and Demolition

Activity Status:
 Under Way

Project Number:
 NSP 4 Property Recycling Pgm.

Project Title:
 Property Recycling Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

Benefit Type:

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$299,370.61
Total CDBG Program Funds Budgeted	N/A	\$299,370.61
Program Funds Drawdown	\$0.00	\$299,370.61
Obligated CDBG DR Funds	\$0.00	\$299,370.61
Expended CDBG DR Funds	\$16,750.17	\$314,744.18
SHRA City	\$16,750.17	\$314,744.18
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 properties in NSP eligible targeted areas. 24 CFR 570.201(d).

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

Four properties have been demolished this quarter: 3530 10th Avenue; 3601 Pansy Avenue; 5270 Young Street; and 210 Nimitz Street.
 Quarterly Properties PRP Demolition: 4

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/7

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: PRP Land Bank
Activity Title: Property Recycling

Activity Category:
 Land Banking - Acquisition (NSP Only)

Activity Status:
 Under Way

Project Number:
 NSP 4 Property Recycling Pgm.

Project Title:
 Property Recycling Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

Benefit Type:

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$184,437.79
Total CDBG Program Funds Budgeted	N/A	\$184,437.79
Program Funds Drawdown	\$0.00	\$184,437.79
Obligated CDBG DR Funds	\$0.00	\$184,437.79
Expended CDBG DR Funds	\$110,627.32	\$295,065.11
SHRA City	\$110,627.32	\$295,065.11
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); Landbanking of residential structures;

Location Description:

City NSP Target Areas.

Activity Progress Narrative:

Four properties are land banked and are awaiting a development strategy.

Quarterly Properties Land Bank PRP: 0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	16/2

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: PRP Public Facility
Activity Title: Property Recycling

Activity Category:
 Acquisition, construction, reconstruction of public facilities

Activity Status:
 Under Way

Project Number:
 NSP 4 Property Recycling Pgm.

Project Title:
 Property Recycling Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

Benefit Type:
 Area Benefit (Survey)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 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 City	\$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:

Transfer properties to a public agency to enhance public facilities; 24 CFR 570.201(c).

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

SHRA is in the process of transferring two properties located at 3640 and 3648 5th Avenue to the City Parks and Recreation Department for inclusion into McClatchy Park.

Quarterly Properties Public Facility PRP: 0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Public Facilities	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons benefitting	0	0	0	0/0	0/0	0/0	0

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 Volume
Property Recycling

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 4 Property Recycling Pgm.

Project Title:
 Property Recycling Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,103,144.83
Total CDBG Program Funds Budgeted	N/A	\$1,103,144.83
Program Funds Drawdown	\$29,598.55	\$587,457.45
Obligated CDBG DR Funds	\$0.00	\$1,103,144.83
Expended CDBG DR Funds	\$83,330.05	\$584,320.47
SHRA City	\$83,330.05	\$584,320.47
Match Contributed	\$0.00	\$0.00
Program Income Received	\$107,349.83	\$184,604.83
Program Income Drawdown	\$30,094.83	\$107,349.83

Activity Description:

Rehabilitation and reconstruction of residential structures. 24 CFR 570.201 and 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, LLC and Homes by Towne, LLC.

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

Two properties have been transferred to NeighborWorks Gala LLC or Habitat for Humanity this quarter. Construction is currently in progress.

Quarterly Properties PRP Volume: 2
 Quarterly Properties Sold: 0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/15

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations
No Activity Locations found.

Other Funding Sources Budgeted - Detail
No Other Match Funding Sources Found

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

Grantee Activity Number: PRP- VLI
Activity Title: Property Recycling

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 4 Property Recycling Pgm.

Project Title:
 Property Recycling Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2012

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,212,129.50
Total CDBG Program Funds Budgeted	N/A	\$3,212,129.50
Program Funds Drawdown	\$77,522.08	\$1,150,345.00
Obligated CDBG DR Funds	\$0.00	\$3,271,138.50
Expended CDBG DR Funds	\$576,919.91	\$1,551,870.36
SHRA City	\$576,919.91	\$1,551,870.36
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 50% area median income.

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

One property located at 2380 North Avenue was transferred to Habitat for Humanity for rehabilitation. 3535 Del Paso Blvd., a 17 unit apartment complex was purchased and is currently under construction. The property units are regulated to meet individuals at or below 50% area median income. Additionally, one Volume Builder home located at 3525 34th Street has been sold at or below 50% area median income.

Quarterly Properties PRP VLI: 1

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	1	0	1	1/0	0/0	1/0	100.00

Activity Locations

Address	City	State	Zip
3525 34th Street	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: VPP
Activity Title: Vacant Property Program

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 5 Vacant Property

Project Title:
 Vacant Property Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$4,487,695.91
Total CDBG Program Funds Budgeted	N/A	\$4,487,695.91
Program Funds Drawdown	\$0.00	\$2,896,270.77
Obligated CDBG DR Funds	\$0.00	\$4,487,695.91
Expended CDBG DR Funds	\$569,127.46	\$4,501,130.50
SHRA City	\$569,127.46	\$4,501,130.50
Match Contributed	\$0.00	\$529,000.00
Program Income Received	\$480,765.36	\$1,812,102.29
Program Income Drawdown	\$0.00	\$1,229,899.59

Activity Description:

Rehabilitation/reconstruction of residential structures; 24 CFR 570.202.

Location Description:

City NSP Target areas.

Activity Progress Narrative:

The Vacant Property Program funding ihas been fully expended and home sales are continuing. Adjustments have been made to the performance measures to better reflect the current properties sold including ethnicity and income level through December 30, 2010.

Quarterly Rehabilitation Loans Approved VPP: 13
 Quarterly Property Sold VPP: 2

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	2/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-38	-38	0/0	41/76	41/76	100.00

Activity Locations

Address	City	State	Zip
588 Harris Avenue	Sacramento	NA	95838
4522 9th Avenue	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: VPP - VLI
Activity Title: Vacant Property Program

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 5 Vacant Property

Project Title:
 Vacant Property Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

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

Responsible Organization:
 SHRA City

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,012,304.09
Total CDBG Program Funds Budgeted	N/A	\$1,012,304.09
Program Funds Drawdown	\$0.00	\$910,866.75
Obligated CDBG DR Funds	\$0.00	\$1,012,304.09
Expended CDBG DR Funds	\$197,237.62	\$1,209,541.71
SHRA City	\$197,237.62	\$1,209,541.71
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$101,437.34

Activity Description:

Rehabilitation and reconstruction of residential structures. 24 CFR 570.202

Location Description:

City NSP eligible areas.

Activity Progress Narrative:

The Vacant Property Program had 1 new home sale to households at or below 50% area median income.

Quarterly Properties Sold VPP: 1

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Total Households	1	0	1	12/0	0/0	12/10 100.00

Activity Locations

Address	City	State	Zip
3610 27th Avenue	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	
