

**Grantee: Sacramento County, CA**

**Grant: B-08-UN-06-0004**

**October 1, 2010 thru December 31, 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

**Narratives****Areas of Greatest Need:**

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

**Distribution and and Uses of Funds:**

Sacramento County's three programs include: 1) Vacant Properties Program; 2) Block Acquisition/Rehabilitation Program; and, 3) Property Recycling Program. 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 Fruitridge Vista and 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 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 223 vacant and/or foreclosed properties located within the County 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. The definition of affordable rents is described under the SHRA Assisted Rental Housing Income and Rent Limits as of April 9, 2008. For NSP funded activities SHRA has adopted the HOME rents as the affordable rent standard.

SHRA has adopted the HOME requirements to ensure continued affordability for NSP assisted housing. For rental units the following restrictions apply pertaining to amount of NSP investment per unit:

< \$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 105 units (45 units in the City, 60 units in the County of Sacramento). SHRA anticipates the 105 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 and Rehabilitation Program and the Project Recycling Entity.

**Acquisition and Relocation:**

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households (&le 120% area median income).

SHRA anticipates producing 412 affordable units (178 units in the City / 234 units in the County) in the targeted areas 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.

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 105 units (45 units in the City, 60 units in the County of Sacramento).

**Public Comment:**

The Board of Supervisors for the County of Sacramento heard the 2009 Action Plan and Substantial Amendment to the Consolidated Plan as a public hearing on Tuesday, October 21, 2008, at 10:00 am.

At the Redevelopment Advisory Committees many questions centered on whether or not these funds could help those currently living in their homes and in danger of foreclosure. Those in the audience also wanted assurances that the programs would target owner-occupiers. There were also requests for more data pertaining to their areas which our policy team did provide.

At the public hearings there were speakers in support to include potential development partners, legal aid, and interested citizens as to the efforts undertaken by staff to meet with the public and try to develop programs that can be implemented in partnership with outside organizations.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$18,605,460.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$18,605,460.00
<b>Program Funds Drawdown</b>	\$1,485,800.14	\$10,309,788.13
<b>Obligated CDBG DR Funds</b>	\$0.00	\$18,605,460.00
<b>Expended CDBG DR Funds</b>	\$1,838,628.75	\$11,223,607.89
<b>Match Contributed</b>	\$0.00	\$7,296,500.00
<b>Program Income Received</b>	\$932,739.53	\$1,858,102.05
<b>Program Income Drawdown</b>	\$734,493.32	\$1,659,855.84

## 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	\$7,296,500.00
Limit on Public Services	\$2,790,819.00	\$0.00
Limit on Admin/Planning	\$1,860,546.00	\$538,515.47
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 activities within the three NSP programs: Vacant Property, Property Recycling and Block Program are on schedule. The obligation and expenditure of funds are now at 100% for the County NSP entitlement. The following descriptions represent current progress, quarterly accomplishments and overall projections 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 nineteen developer/contractors. The following is an overview of the Vacant Properties Program (performance measures):

Overall Rehab Loan Approved: 51  
 Overall Properties Sold: 37  
 Overall Properties Sold VLI: 7

### 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.

Thirty-one properties have been acquired to date under the Property Recycling Program. Eighteen properties have been transferred to SHRA builder partners for rehabilitation. It is anticipated that SHRA will transfer six properties to the builder partners. Once rehabilitation is complete, the builder partners will sell the properties to eligible households of at or below 120% area median income. The remaining seven properties will be land banked and future uses identified at a later date.

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

Total Properties PRP Acquisition: 31  
 Total Properties PRP Volume: 18  
 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: 2

**Block Acquisition/Rehabilitation (Block) Program:**

The Block 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. In December 2010, the Board of Supervisors approved the 2011 CDBG Action Plan and identified the use of HOME and CDBG leverage funds for the Lerwick Road and Norcade Circle Block Projects respectively to acquire additional units, expedite rehabilitation of housing units and to serve as a low and moderate income housing complex. This leverage funding will be reflected in the March 30th, 2011 Quarterly Report. The following is an overview the Block Program (performance measures):

Total Properties Lerwick:  
 Total Properties Lerwick VLI:  
 Total Properties Norcade :  
 Total Properties Norcade VLI:

**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	\$141,797.75	\$606,921.00	\$424,867.59
NSP Administration, NSP Administration	\$105,349.05	\$1,800,000.00	\$538,515.47
NSP3 VPP, Vacant Property Program	\$363,832.92	\$4,000,000.00	\$3,299,297.02
NSP4 Lerwick, Block Acquisition	\$351,878.81	\$4,000,000.00	\$2,263,460.32
NSP5 Norcade, Block Acquisition	\$88,067.80	\$4,000,000.00	\$828,934.40
NSP6 # Property Recycling Pgm., Property Recycling Pgm.	\$434,873.81	\$4,198,539.00	\$2,954,713.33

**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

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

SHRA County

Overall	Oct 1 thru Dec 31, 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	\$105,349.05	\$538,515.47
Obligated CDBG DR Funds	\$0.00	\$1,800,000.00
Expended CDBG DR Funds	\$110,266.39	\$565,315.22
SHRA County	\$110,266.39	\$565,315.22
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 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**

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	

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**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:**

12/31/2010

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

SHRA County

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$606,921.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$606,921.00
<b>Program Funds Drawdown</b>	\$141,797.75	\$424,867.59
<b>Obligated CDBG DR Funds</b>	\$0.00	\$606,921.00
<b>Expended CDBG DR Funds</b>	\$164,325.08	\$475,790.79
SHRA County	\$164,325.08	\$475,790.79
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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.

**Accomplishments Performance Measures**

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	0/0



**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**

<b>Other Funding Sources</b>	<b>Amount</b>
Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

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**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

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SHRA County

Overall	Oct 1 thru Dec 31, 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	\$158,345.46	\$1,018,557.14
Obligated CDBG DR Funds	\$0.00	\$1,800,000.00
Expended CDBG DR Funds	\$208,650.68	\$1,071,512.16
SHRA County	\$208,650.68	\$1,071,512.16
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-four vacant, foreclosed property units on Lerwick Road have now been acquired with local TI and NSP funds. EPO development is expeditiously working on rehabilitation improvements. Five four plexes have been fully renovated and will be leased up with another five units in the process of being rehabilitated.

In December 2010, the governing board approved \$650,000 of HOME leverage funding to expedite rehabilitation of units and complete the Lerwick Road Block Project.

Quarterly Properties Under Construction Lerwick: 5  
 Quarterly Properties Complete Lerwick: 2

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/24

**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

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**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

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 SHRA County

Overall	Oct 1 thru Dec 31, 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	\$193,533.35	\$1,244,903.18
Obligated CDBG DR Funds	\$0.00	\$2,200,000.00
Expended CDBG DR Funds	\$255,017.49	\$1,309,625.97
SHRA County	\$255,017.49	\$1,309,625.97
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-four vacant, foreclosed property/units on Lerwick Road have now been acquired with local TI and NSP 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.

In December 2010, the governing board approved \$650,000 HOME leverage funds to expedite rehabilitation of units and complete the Lerwick Road Block Project. EPO Lerwick LLC currently owns eleven fourplexes, five of which have been fully renovated and will be leased up with another five units in the process of being rehabilitated.

Quarterly Properties Under Construction Lerwick VLI: 5  
 Quarterly Properties Rehabilitated Lerwick VLI: 2

**Accomplishments Performance Measures**

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		28/0	

**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	0/22	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:** 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

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SHRA County

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,800,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,800,000.00
<b>Program Funds Drawdown</b>	\$39,630.51	\$373,020.48
<b>Obligated CDBG DR Funds</b>	\$0.00	\$1,800,000.00
<b>Expended CDBG DR Funds</b>	\$56,230.75	\$400,074.18
SHRA County	\$56,230.75	\$400,074.18
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

Forty units have now been acquired on Norcade Circle. In December 2010, the governing board approved \$500,000 in leverage CDBG funds to be used to expedite rehabilitation of units at Norcade Circle Block Project. Rehabilitation of units is underway.

Quarterly Properties under Construction Norcade: 5

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/32

**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**

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	

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

**Norcade - VLI**  
**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

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 SHRA County

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,200,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,200,000.00
<b>Program Funds Drawdown</b>	\$48,437.29	\$455,913.92
<b>Obligated CDBG DR Funds</b>	\$0.00	\$2,200,000.00
<b>Expended CDBG DR Funds</b>	\$68,726.47	\$488,979.55
SHRA County	\$68,726.47	\$488,979.55
<b>Match Contributed</b>	\$0.00	\$2,700,000.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

Forty units have now been acquired on Norcade Circle. In December 2010, the governing Board approved \$500,000 in leverage CDBG funds to be used to expedite rehabilitation of units at Norcade Circle Block Project. Regulatory Agreements have been completed and twenty-two units will serve individuals at or below 50% area median income. Rehabilitation of units is underway.

Quarterly Properties Under Construction Norcade VLI: 5

**Accomplishments Performance Measures**

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



## 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	0/22	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	

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**Grantee Activity Number:** PRP Acquisition  
**Activity Title:** Property Recycling

**Activity Category:**

Acquisition - general

**Project Number:**

NSP6 # Property Recycling Pgm.

**Projected Start Date:**

03/19/2010

**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:**

SHRA County

Overall	Oct 1 thru Dec 31, 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	\$119,040.60	\$845,780.61
Obligated CDBG DR Funds	\$0.00	\$924,226.64
Expended CDBG DR Funds	\$70,347.52	\$876,751.30
SHRA County	\$70,347.52	\$876,751.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$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. Eighteen properties have been transferred to SHRA builder partners for rehabilitation. It is anticipated that SHRA will transfer six properties to the builder partners. Once rehabilitation is complete, the builder partners will sell the properties to eligible households of at or below 120% area median income. The remaining seven properties will be land banked and future uses identified at a later date.

Quarterly Properties PRP Acquisition: 0

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/24

**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**

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	

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

**PRP Demolition**  
**Property Recycling**

**Activity Category:**

Clearance and Demolition

**Project Number:**

NSP6 # Property Recycling Pgm.

**Projected Start Date:**

03/19/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Property Recycling Pgm.

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

SHRA County

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$111,893.30
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$111,893.30
<b>Program Funds Drawdown</b>	\$0.00	\$111,623.30
<b>Obligated CDBG DR Funds</b>	\$0.00	\$111,893.30
<b>Expended CDBG DR Funds</b>	\$270.00	\$111,893.30
SHRA County	\$270.00	\$111,893.30
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 were demolished this quarter. SHRA has demolished one property to date.

Quarterly Properties PRP Demolition: 0

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/2

**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

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

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

NSP6 # Property Recycling Pgm.

**Projected Start Date:**

03/19/2009

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Property Recycling Pgm.

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

SHRA County

Overall	Oct 1 thru Dec 31, 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	\$0.00	\$134,411.24
Obligated CDBG DR Funds	\$0.00	\$134,411.24
Expended CDBG DR Funds	\$0.00	\$134,411.24
SHRA County	\$0.00	\$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:**

Seven properties are land banked and are awaiting a development strategy. One of the properties is in the transfer process from SHRA to Southgate Parks and Recreation District for inclusion in Rainbow Park in the Avenues Neighborhood. Quarterly Properties PRP Land Bank: 0

**Accomplishments Performance Measures**

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

**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

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**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

**Benefit Type:**  
 Area Benefit (Survey)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SHRA County

Overall	Oct 1 thru Dec 31, 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	\$0.00	\$92,355.39
Obligated CDBG DR Funds	\$0.00	\$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 began the process of transferring one property located at 3901 42nd Ave to the Southgate Parks and Recreation District.

**Accomplishments Performance Measures**

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

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



**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	

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**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

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 SHRA County

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 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

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**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	0/2	0

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	

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**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

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 SHRA County

Overall	Oct 1 thru Dec 31, 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	\$315,833.21	\$1,770,542.79
Obligated CDBG DR Funds	\$0.00	\$2,935,652.43
Expended CDBG DR Funds	\$368,865.55	\$1,925,770.73
SHRA County	\$368,865.55	\$1,925,770.73
Match Contributed	\$0.00	\$0.00
Program Income Received	\$632,047.00	\$1,025,044.00
Program Income Drawdown	\$433,800.79	\$666,050.48

**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:**

Fifteen properties have been transferred to NGVB, LLC this quarter. Two properties have sold with construction of remaining properties in process.

Quarterly Properties Under Construction PRP Volume: 13  
 Quarterly Properties Sold PRP: 2

**Accomplishments Performance Measures**

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

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	2	2	0/0	2/0	2/0	100.00

**Activity Locations**

Address	City	State	Zip
6733 Bismark Drive	Sacramento	NA	95660
7900 Hartwick Way	Sacramento	NA	95828

**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:**  
 NSP3 VPP

**Project Title:**  
 Vacant Property Program

**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 County

Overall	Oct 1 thru Dec 31, 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	\$353,507.92	\$3,014,978.02
Obligated CDBG DR Funds	\$0.00	\$3,624,937.00
Expended CDBG DR Funds	\$250,318.14	\$3,110,454.38
SHRA County	\$250,318.14	\$3,110,454.38
Match Contributed	\$0.00	\$596,500.00
Program Income Received	\$300,692.53	\$833,058.05
Program Income Drawdown	\$300,692.53	\$833,058.05

**Activity Description:**

Rehabilitation/reconstruction of residential structures; 24 CFR 570.202.

**Location Description:**

County NSP Target Areas.

**Activity Progress Narrative:**

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

Quarterly Rehabilitation Loans Approved VPP: 3  
 Quarterly Properties Sold VPP: 8

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	26/80

## 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	9/0	9/0	100.00

## Activity Locations

Address	City	State	Zip
6341 Garland Court	North Highlands	NA	95660
6100 Loch Leven Way	North Highlands	NA	95660
4200 40th Avenue	Sacramento	NA	95824
7179 Briggs Drive	Sacramento	NA	95828
7036 Ursa Parkway	Sacramento	NA	95821
3609 Buhler Way	North Highlands	NA	95660
7836 East Parkway	Sacramento	NA	95821
2616 Ethan Way	Sacramento	NA	95821

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

**Grantee Activity Number: 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

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

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

**Responsible Organization:**  
 SHRA County

Overall	Oct 1 thru Dec 31, 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	\$10,325.00	\$284,319.00
Obligated CDBG DR Funds	\$0.00	\$375,063.00
Expended CDBG DR Funds	\$285,610.68	\$660,673.68
SHRA County	\$285,610.68	\$660,673.68
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 had 2 homes sold at or below 50% area median income.

**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	2	0	2	5/0	0/0	5/15	100.00



**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
6124 Welty Way	Sacramento	NA	95825
5761 Sampson Boulevard	Sacramento	NA	95824

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

<b>Other Funding Sources</b>	<b>Amount</b>
No Other Funding Sources Found	
Total Other Funding Sources	

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