

Grantee: Sacramento, CA

Grant: B-08-MN-06-0007

April 1, 2015 thru June 30, 2015 Performance Report



Grant Number:

B-08-MN-06-0007

Obligation Date:**Award Date:****Grantee Name:**

Sacramento, CA

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$13,264,829.00

Grant Status:

Active

QPR Contact:

John Braford Satterwhite

LOCCS Authorized Amount:

\$13,264,829.00

Estimated PI/RL Funds:

\$2,985,870.00

Total Budget:

\$16,250,699.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Sacramento 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:

The three sub-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 178 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 (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. SHRA further conducted outreach by presenting a summary of proposed foreclosure activities to:

- The North Highlands Visioning Group – Thursday, October 2, 2008, at 6:00 pm; - County
- Sacramento Housing Alliance – Monday, October 6, 2008, at 3:00 pm;
- Sacramento Regional Partnership – Wednesday, October 8, at 1:30 pm;
- Oak Park Resident Advisory Committee – Wednesday, October 8, at 6:30 pm;
- City of Folsom – Thursday, October 9, 2008, at 4:00 pm; - County
- Sacramento Area Realtors – Friday, October 10, at 1:30 pm;
- City of Galt – Monday, October 13, 2008, at 9:00 am; - County
- North Sacramento Resident Advisory Committee – Thursday, October 16, 2008, at 6:00 pm; and
- Del Paso Heights Resident Advisory Committee – Thursday, October 23, 2008, at 6:00 pm.
- Meadowview Development Commission – 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	\$20,926,277.00
Total Budget	\$0.00	\$16,250,699.00
Total Obligated	\$5,000.00	\$16,250,699.00
Total Funds Drawdown	\$33,039.56	\$16,028,503.69
Program Funds Drawdown	\$33,039.56	\$13,042,633.69
Program Income Drawdown	\$0.00	\$2,985,870.00
Program Income Received	\$0.00	\$2,985,870.00
Total Funds Expended	\$41,238.07	\$16,692,034.59
Match Contributed	\$0.00	\$529,000.00



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	\$1,281,026.60
Limit on State Admin	\$0.00	\$1,281,026.60

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,316,207.25	\$6,254,769.64

Overall Progress Narrative:

Draws and expenditures during the quarter were for site maintenance and property holding costs for the remaining sites. The obligation and expenditure of funds for the City NSP are nearly exhausted. The Block Acquisition and the Vacant Property Programs, along with the Single Family, Multi-family and Public Facility activities within the Property Recycling Program have been completed. The anticipated number of assisted housing units projected for the City in 2009 was 178 units. To date, the overall housing units rehabilitated and sold, which includes both single-family and multi-family occupied units, is 123 units.

The following descriptions represent current progress for the three City programs:

Vacant Properties Program:

The Vacant Properties Program was designed to return vacant and blighted homes and properties to owner occupancy by partnering with local contractors and developers in Target Areas. SHRA partnered with nineteen different developer/contractors, and a total of 62 LMMI and 20 VLI properties were rehabilitated, sold and occupied. The Vacant Property Program activity was successfully completed in the 3rd quarter of 2012. The following is an overview of the Vacant Properties Program (performance measures):

Overall LMMI Properties Sold: 62

Overall VLI Properties Sold: 20

Property Recycling Program:

(includes Acquisition, Demolition, Land Bank, Volume and Public Facility transition)

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 partnered with three development partners; Habitat for Humanity, NeighborWorks/GALA Construction, and Homes by Towne, to complete the rehabilitation and resale of properties.

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

Twenty-eight (28) properties were acquired under the Property Recycling Program. Eighteen (18) of these properties containing single family dwellings were transferred to SHRA builder partners, NeighborWorks/GALA, Homes by Towne and Habitat for Humanity, for rehabilitation. All 18 properties have been successfully rehabilitated, sold and occupied. The single family component of the Property Recycling Program was successfully completed during the second quarter of 2013. Six properties have been identified for future redevelopment, one of which was transferred to Habitat for Humanity for

construction of a single family residence. This unit was completed and occupied during the 3rd quarter of 2013. Two properties were transferred to the City of Sacramento for incorporation into the adjacent McClatchy Park, a public facility which has been completed. During the 3rd quarter of 2013, rehabilitation construction and lease-up was also completed at the 17 unit Villa De Novo project, thus completing the two multi-family apartment complexes. The following is an overview of the Property Recycling Program (performance measures):

Total Properties Acquired: 28

- 1. For Rehabilitation by Builder Partners: 18
 - • LMMI Properties Rehabilitated and Sold to Date: 6
 - • VLI Properties Rehabilitated and Sold to Date: 11
 - • Under Rehabilitation Construction: 1
- 2. For Multi-Family VLI Rehabilitation: 2 properties/21 units
- 3. For Public Facility: 2
- 4. For Future Development: 6

Block Acquisition/Rehabilitation (Block) Program:

The Block Acquisition, Morrison Creek activity was completed in the first quarter of 2012. Five properties were acquired and fully rehabilitated with NSP funds. All five (5) properties are occupied by persons at or below 50% area median income. Total properties rehabilitated and occupied to date:

Total Properties Acquired (VLI): 5

Total Rehabilitated: 5

Total Units Occupied: 5

Total Properties TI: 15

Total Rehabilitated: 15

Total Units Occupied: 7

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	\$0.00	\$453,305.16	\$453,305.16
NSP 3 Block Acquisition, Morrison Creek	\$0.00	\$230,000.00	\$230,000.00
NSP 4 Property Recycling Pgm., Property Recycling Pgm.	\$6,200.26	\$6,991,244.19	\$6,076,227.86
NSP 5 Vacant Property, Vacant Property Pgm.	\$0.00	\$7,156,149.65	\$5,122,074.07
NSP Administration, NSP Administration	\$26,839.30	\$1,420,000.00	\$1,161,026.60



Activities

Project # / Title: NSP 4 Property Recycling Pgm. / Property Recycling Pgm.

Grantee Activity Number: PRP

Activity Title: Property Recycling

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 4 Property Recycling Pgm.

Projected Start Date:

03/19/2009

Benefit Type:

Direct Benefit (Households)

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 City

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2015

N/A

To Date

\$1,976,845.36

Total Budget

\$0.00

\$1,976,845.36

Total Obligated

\$5,000.00

\$2,045,646.56

Total Funds Drawdown

\$6,200.26

\$1,962,424.65

Program Funds Drawdown

\$6,200.26

\$1,469,998.28

Program Income Drawdown

\$0.00

\$492,426.37

Program Income Received

\$0.00

\$935,183.85

Total Funds Expended

\$9,422.46

\$1,963,293.85

SHRA City

\$9,422.46

\$1,963,293.85

Match Contributed

\$0.00

\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
SHRA City	Disposition	Disposition	Disposition	Disposition	General Account

Activity Description:

Rehabilitation and reconstruction of abandoned, foreclosed and/or vacant single-family residential structures for l/m homebuyers. 24 CFR 570.201 and 202. Properties were transferred to NeighborWorks/Gala Volume Builder, LLC and Homes by Towne, LLC and sold to low/income homebuyers at a naturally affordable price. Properties were completed between April 2011 - June 2013. No long-term affordability period was not required and the homes were considered naturally affordable and only sold to l/m buyers.

Location Description:



City NSP eligible areas. See attached map for eligible areas. Addresses: 122 Tinker Way, 1705 Rosalind St, 3407 20th Ave, 3816 San Carlos Way, 4310 11th Ave, 471 Lindsay Ave, 5911 68th St.

Activity Progress Narrative:

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	7/7	7/7	100.00
# Owner Households	0	0	0	0/0	7/7	7/7	100.00

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	

Project # / Title: NSP Administration / NSP Administration

Grantee Activity Number: NSP 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:

Responsible Organization:



Overall	Apr 1 thru Jun 30, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,417,341.20
Total Budget	\$0.00	\$1,417,341.20
Total Obligated	\$0.00	\$1,420,000.00
Total Funds Drawdown	\$26,839.30	\$1,281,026.60
Program Funds Drawdown	\$26,839.30	\$1,161,026.60
Program Income Drawdown	\$0.00	\$120,000.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$31,815.61	\$1,286,002.91
Sacramento Housing and Redevelopment Agency	\$31,815.61	\$1,286,002.91
Match Contributed	\$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:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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



