

Action Plan

Grantee: Sacramento, CA

Grant: B-08-MN-06-0007

LOCCS Authorized Amount:	\$ 13,264,829.00
Grant Award Amount:	\$ 13,264,829.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 2,985,870.00
Total Budget:	\$ 16,250,699.00

Funding Sources

Funding Source	Funding Type
Mortgage Revenue Bond	Other Local Government Funds
Housing Authority	Other Federal Funds
Tax Increment	State Funds

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 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 Neighborhood Stabilization Program has three specific targeting requirements including:

- All funds must go towards programs that serve individuals and families whose income does not exceed 120% of area median income (AMI);
 - At least 25% of the funds must be used for the purchase and redevelopment of abandoned, foreclosed or vacant homes or residential properties that will be used to house individuals or families whose incomes are less than 50% of AMI; and
 - Grantees must give priority emphasis to the areas of greatest need within their jurisdictions including areas with a high rate of foreclosures and homes financed by subprime mortgage related loans and areas likely to face a significant rise in the rate of home foreclosures.
- 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.

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance		<i>No activities in this project</i>
Disposition	Disposition	Disposition	Disposition

NSP 3 Block Acquisition	Morrison Creek	Block (Morrison Creek) - VLI Not in Use	Block Acquisition Not in Use
NSP 4 Property Recycling	Property Recycling Pgm.	Not In Use * Not In Use ** Not In Use ***** PRE PRP PRP - Multi Family (VLI) PRP - Public Facility PRP Multi Family LMMI PRP- VLI	Property Recycling Not In Use ***** Property Recycling Purchase and Resale Entity (PRE, Welcome Home) Property Recycling Multi-Family (VLI) PRP - Public Facility Multi-Family Manager's Unit Property Recycling
NSP 5 Vacant Property	Vacant Property Pgm.	VPP VPP - VLI	Vacant Property Program
NSP Administration	NSP Administration	NSP Administration	NSP Administration



Activities

Project # / Title: Disposition / Disposition

Grantee Activity Number: Disposition
Activity Title: Disposition

Activity Type:

Disposition

Project Number:

Disposition

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Disposition

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 453,305.16

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 453,305.16

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

SHRA City

Organization Type

Local Government

Proposed Budget

\$ 453,305.16

Funding Source Name

Tax Increment

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

NSP target areas in the city.

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.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: NSP 3 Block Acquisition / Morrison Creek

Grantee Activity Number: Block (Morrison Creek) - VLI
Activity Title: Block Acquisition

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

NSP 3 Block Acquisition

Project Title:

Morrison Creek

Projected Start Date:

03/19/2009

Projected End Date:

03/31/2012

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:



Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget: \$ 230,000.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 2,484,472.00**Total Funds:** \$ 2,714,472.00**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

5

5

5

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

SHRA City

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

SHRA City

Organization Type

Local Government

Proposed Budget

\$ 230,000.00

Funding Source Name

Tax Increment

Mortgage Revenue Bond

Matching Funds

No

No

Funding Amount

\$ 1,500,000.00

\$ 984,472.00

Location Description:

Morrison Creek Estates is located at the corner of Franklin Blvd and Shining Star Drive in South Sacramento.

Activity Description:

Rehabilitation of multifamily residential units. 24 CFR 570.201(a) and 570.202. The Housing Authority of the City of Sacramento (HA) acquired and rehabbed abandoned, foreclosed and vacant individual four-plex units to consolidate ownership and management. The units are owned by the HA, managed by John Stewart Company and are restricted to 50% (LI) for 15 years. In addition to NSP funding, \$1.5 million of local Redevelopment funding has been contributed to the project. There is no program income associated with this project.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Supporting Documents

Document Map Morrison Creek Estates 032712 FINAL.pdf



Grantee Activity Number: Not in Use
Activity Title: Not in Use

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 3 Block Acquisition

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Morrison Creek

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

SHRA City

Organization Type

Local Government

Proposed Budget

\$ 25,720.60

Location Description:

City NSP Target Areas.



Activity Description:

Not In Use.

Environmental Assessment:

Environmental Reviews: None

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

Grantee Activity Number: Not In Use *
Activity Title: Property Recycling

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP 4 Property Recycling Pgm.

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Property Recycling Pgm.

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units



LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
SHRA City	Local Government	\$ 968,664.61

Location Description:

City NSP Target Areas.

Activity Description:

Acqisition of residential properties. 24 CFR 570.201(a)(C); Landbanking of residential structures;

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: Not In Use **
Activity Title: Not In Use *****

Activity Type:

Acquisition - general

Project Number:

NSP 4 Property Recycling Pgm.

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Property Recycling Pgm.

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Person)

Proposed Beneficiaries

of Persons

Total	Low	Mod	Low/Mod%
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Sacramento Housing and Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Sacramento Housing and Redevelopment Agency

SHRA City

Organization Type

Unknown

Local Government

Proposed Budget

\$ 0.00

\$ 0.00

Location Description:



City NSP Eligible Areas.

Activity Description:

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

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: Not In Use *****
Activity Title: Property Recycling

Activity Type:

Clearance and Demolition

Project Number:

NSP 4 Property Recycling Pgm.

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Property Recycling Pgm.

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

NA

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

SHRA City

Organization Type

Local Government

Proposed Budget

\$ 295,000.00

Location Description:

City NSP eligible areas.

Activity Description:



Not in use.

Environmental Assessment: UNDERWAY

Environmental Reviews: None



Grantee Activity Number: PRE
Activity Title: Purchase and Resale Entity (PRE, Welcome Home)

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 NSP 4 Property Recycling Pgm.
Projected Start Date:
 01/01/2016
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Under Way
Project Title:
 Property Recycling Pgm.
Projected End Date:
 01/01/2017
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 71,460.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 2,191,106.00
Total Funds: \$ 2,262,566.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	54		54	100.00
# of Households	54		54	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	54
# of Housing Units	54

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
SHRA City	Local Government	\$ 71,460.00

Funding Source Name	Matching Funds	Funding Amount
Housing Authority	No	\$ 2,191,106.00



Location Description:

Former and vacant Housing Authority/Section 32 homes in the City of Sacramento in the following zip codes: 95815, 95820, 95822, 95824, 95832, 95833, 95838

Activity Description:

Rehabilitation of former, vacant and blighted Housing Authority/Section 32 homes and sale to qualified low-income, owner, first-time homebuyers whose incomes do not exceed 80 percent AMI. This activity is an eligible activity under Section 2301(c)(3)(e). The program is administered by a Purchase and Resale Entity (PRE), a non-profit arm of SHRA. The PRE manages the project and uses contractors to rehabilitate the homes. The purchase price is determined by the lesser of the appraised value of the home after it's been renovated or the preset affordable sale price. There is an initial resale restriction which expires five years after the initial property transfer from SHRA to the homebuyer. Purchasers are required to complete a homebuyer counseling/education program through an approved homebuyer education organization. More information on the program is available at: <http://www.shra.org/Housing/HomesforSale/WelcomeHomeProgram.aspx>

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: PRP
Activity Title: Property Recycling

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 4 Property Recycling Pgm.

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Property Recycling Pgm.

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,976,845.36

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,976,845.36

Benefit Report Type:

Direct (Households)

Ancillary Activities

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

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
# of Properties	7



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
SHRA City	Local Government	\$ 1,976,845.36

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 Description:

This program focuses on stabilizing neighborhoods through strategic investments and partnerships in target areas. Working with governmental, non-profit and for-profit partners, SHRA provides the inventory of properties and funding to remove blight associated with foreclosed and/or vacant properties through three programs including: 1) the rehabilitation of single family homes which are subsequently sold to very low-income households or 2) rehabilitation of multi-family rental properties or 3) demolition and land banking of properties that are severely dilapidated or that support a larger site assembly effort. Through this program SHRA acquires residential and/or vacant properties that are located within an approved NSP target area. Through an extensive and competitive RFQ process, SHRA formalized development partnerships for the rehabilitation and sale of homes with both traditional volume builders as well as community based non-profit organizations. SHRA disposes of properties to its development partners for rehabilitation based on SHRA's construction standards. The volume builders provide the financing for rehabilitation and SHRA provides a developer fee incentive upon completion of the sale of the property to an eligible household.

SHRA provides vacant and/or foreclosed housing units to development partners for rehabilitation and sale to income eligible families in this case 120% of area median income. Properties purchased through PRP are presumed "naturally affordable" based on the location and market conditions of the targeted areas per 24 CFR 92.254(a)(5)(i)(B). Homeowners must have completed HUD-approved homebuyer education counseling.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Supporting Documents





Grantee Activity Number: PRP - Multi Family (VLI)
Activity Title: Multi-Family (VLI)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 4 Property Recycling Pgm.

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Property Recycling Pgm.

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,349,224.04

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 3,349,224.04

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Properties

Total

16

16

4

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

SHRA City

Organization Type

Local Government

Proposed Budget

\$ 3,349,224.04



Location Description:

Villa de Novo (formerly known as Hagginwood Manor) - 3535 Del Paso Blvd., Sacramento, CA.

Activity Description:

The Housing Authority of the City of Sacramento acquired and rehabbed 15 two bedroom units and 1 three bedroom unit in a multi-family residential complex known as Villa de Novo to serve persons at or below 50% area median income (VLI). 1 manager's unit was also part of the project and is listed under the PRP - Multifamily LMMI activity. The property is owned and managed by the Housing Authority and the units are restricted at 50% AMI for 15 years through a regulatory agreement. Rehabilitation of multifamily residential units per 24 CFR 570.201(a) and 570.202. There is no program income associated with this project.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: PRP - Public Facility
Activity Title: PRP - Public Facility

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

NSP 4 Property Recycling Pgm.

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Property Recycling Pgm.

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 455,568.70

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 455,568.70

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of public facilities

of Properties

Total

2

2

LMI%:	54.55
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Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

SHRA City

Organization Type

Local Government

Proposed Budget

\$ 455,568.70

Location Description:

3640 and 3648 5th Avenue, Sacramento, CA 95817

Activity Description:



Acquisition, construction, reconstruction of public facilities. 24 CFR 570.201(c). The properties were acquired by SHRA under NSP and subsequently transferred to City Parks for expansion of McClatchy Park. The properties are now part of McClatchy Park.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: PRP Multi Family LMMI
Activity Title: Multi-Family Manager's Unit

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 4 Property Recycling Pgm.

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Property Recycling Pgm.

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 202,830.15

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 202,830.15

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

SHRA City

Organization Type

Local Government

Proposed Budget

\$ 202,830.15

Location Description:



Villa de Novo (Formerly Hagginwood Manor) - 3535 Del Paso Boulevard, Sacramento, CA.

Activity Description:

The Housing Authority of the City of Sacramento acquired and rehabbed 15 two bedroom units and 1 three bedroom unit in a multi-family residential complex known as Villa de Novo to serve persons at or below 50% area median income (VLI). 1 manager's unit was also part of the project and is listed under the PRP - Multifamily LMMI activity. The property is owned and managed by the Housing Authority and the units are restricted at 50% AMI for 15 years. The manager's unit under this category is restricted to 120% of AMI for 15 years through a regulatory agreement. Rehabilitation of multifamily residential units per 24 CFR 570.201(a) and 570.202. There is no program income associated with this project.

Environmental Assessment: COMPLETED

Environmental Reviews: None



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

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 4 Property Recycling Pgm.

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Property Recycling Pgm.

Projected End Date:

12/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 937,974.74

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 937,974.74

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

12

12

12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

SHRA City

Organization Type

Local Government

Proposed Budget

\$ 937,974.74



Location Description:

The following properties in NSP eligible areas: 2380 North Ave, 3125 43rd St, 3189 Western Ave, 3339 San Carlos Way, 3525 34th St, 3530 10th Ave, 4012 San Carlos Way, 4241 13th Ave, 539 El Camino Ave, 5941 Cindy Ave, 724 Granger, 733 Kesner Ave.

Activity Description:

Rehabilitation and reconstruction of residential structures. 24 CFR 570.202. Properties were affordable and restricted to homebuyers with 50% area median income.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP 5 Vacant Property / Vacant Property Pgm.

Grantee Activity Number: VPP
Activity Title: Vacant Property Program

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 5 Vacant Property

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Vacant Property Pgm.

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 5,418,578.79

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 5,418,578.79

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries **Total** **Low** **Mod** **Low/Mod%**



Owner Households 0.0
 # of Households 0.0

Proposed Accomplishments	Total
# of Singlefamily Units	47
# of Housing Units	47
# of Substantially Rehabilitated Units	50

Activity is being carried out by Grantee: Yes
Activity is being carried out through: Grantee Employees and Contractors

Organization carrying out Activity:
 SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
SHRA City	Local Government	\$ 5,418,578.79

Location Description:
 City NSP Target areas including neighborhoods 6798583, 4936950, 8664611 and 5484069.

Activity Description:
 The program is designed to return vacant and blighted homes to owner occupancy by partnering with local builders and non-profits in targeted areas of the City and County. The VPP requires that a builder/non-profit purchase a foreclosed property in the Target Areas and submit their qualifications and scope of work for the rehabilitation. Following approval of their qualifications and based upon an agreed scope of work the builder can then access a zero interest rehabilitation loan. The loan is disbursed upon verification of the work performed. The loan may be partially forgivable if the total acquisition, rehabilitation and disposition costs exceed the sales price.
 The program provides a developer incentive fee to be paid after homes are rehabilitated and sold to owner-occupants. The developer fee will be disbursed at the close of escrow when an eligible homebuyer has purchased the property. Sales prices can not exceed the total of acquisition, rehabilitation and disposition costs. All property scopes of work will be approve by SHRA and inspected to meet construction requirements prior to sale.
 Homes must be sold to homeowner occupants making no more than 120% of area median income, adjusted for family size and who have completed 8 hours of HUD-approved homebuyer education counseling.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Supporting Documents



Grantee Activity Number: VPP - VLI
Activity Title: Vacant Property Program

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP 5 Vacant Property

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Vacant Property Pgm.

Projected End Date:

12/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,737,570.86

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,737,570.86

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Substantially Rehabilitated Units

Total
12
12
12

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

SHRA City

Proposed budgets for organizations carrying out Activity:

Responsible Organization

SHRA City

Organization Type

Local Government

Proposed Budget

\$ 1,737,570.86



Location Description:

City NSP target areas including Neighborhoods 6798583, 4936950, 8664611 and 5484069

Activity Description:

The program is designed to return vacant and blighted homes to owner occupancy by partnering with local builders and non-profits in targeted areas of the City and County. The VPP requires that a builder/non-profit purchase a foreclosed property in the Target Areas and submit their qualifications and scope of work for the rehabilitation. Following approval of their qualifications and based upon an agreed scope of work the builder can then access a zero interest rehabilitation loan. The loan is disbursed upon verification of the work performed. The loan may be partially forgivable if the total acquisition, rehabilitation and disposition costs exceed the sales price.

The program provides a developer incentive fee to be paid after homes are rehabilitated and sold to owner-occupants. The developer fee will be disbursed at the close of escrow when an eligible homebuyer has purchased the property. Sales prices can not exceed the total of acquisition, rehabilitation and disposition costs. All property scopes of work will be approve by SHRA and inspected to meet construction requirements prior to sale.

Homes must be sold to homeowner occupants making no more than 50% of area median income, adjusted for family size and who have completed 8 hours of HUD-approved homebuyer education counseling.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP Administration / NSP Administration

Grantee Activity Number: NSP Administration
Activity Title: NSP Administration

Activity Type:

Administration

Project Number:

NSP Administration

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,417,341.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,417,341.20



Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Sacramento Housing and Redevelopment Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Sacramento Housing and Redevelopment Agency	Unknown	\$ 1,417,341.20

Location Description:

Citywide.

Activity Description:

Administration of Neighborhood Stabilization Program activities; NSP Eligible Use 24 CFR 570.205 and 206.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

Reviewer - No activities were included in the Action Plan.



- Reviewer - 6/3/16 Action must be revised. PDF version of the plan is attached to the review checklist which is partially completed.
- Reviewer - 7/25/16 Marilee Hansen - AP rejected; each activity has a number of errors or missing information to paint a clear picture of what the City is under taking with its NSP 1 funds.
- Reviewer - AP approved to allow grantee to submit its next QPR on time. There are major comments mostly concerning the activity descriptions needing to be more specific to the activity and not generalized for the program. Comments uploaded in the review checklist.

Action Plan History

Version	Date
B-08-MN-06-0007 AP#1	07/28/2010
B-08-MN-06-0007 AP#2	11/17/2011
B-08-MN-06-0007 AP#3	12/06/2011
B-08-MN-06-0007 AP#4	04/03/2012
B-08-MN-06-0007 AP#5	06/14/2012
B-08-MN-06-0007 AP#6	06/29/2012
B-08-MN-06-0007 AP#7	11/06/2012
B-08-MN-06-0007 AP#8	12/19/2012
B-08-MN-06-0007 AP#9	03/27/2013
B-08-MN-06-0007 AP#10	06/28/2013
B-08-MN-06-0007 AP#11	10/18/2013
B-08-MN-06-0007 AP#12	01/15/2015
B-08-MN-06-0007 AP#13	06/27/2016
B-08-MN-06-0007 AP#14	07/25/2016
B-08-MN-06-0007 AP#15	10/20/2016
B-08-MN-06-0007 AP#16	03/20/2019



