

Grantee: Sacramento, CA

Grant: B-08-MN-06-0007

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-MN-06-0007

Obligation Date:**Grantee Name:**

Sacramento, CA

Award Date:**Grant Amount:**

\$13,264,829.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

The Citys NSP plan identifies three distinct programs which can be implemented using various structures and strives to achieve the following three goals: 1) return vacant foreclosed or abandoned residential properties to occupancy as quickly as possible; 2) revitalize neighborhoods through strategic redevelopment, rehabilitation and reuse of vacant properties; and 3) provide affordable homeownership and improved affordable rental opportunities to local families.

Recovery Needs:

The Citys three programs include the 1) Vacant Properties Program; 2) Block Acquisition/Rehabilitation Program; and 3) Property Acquisition Program to be implemented by a Property Recycling Entity. Modeled after the successful Boarded and Vacant and Vacant Lot programs administered by SHRA, the Vacant Properties Program is designed to return vacant and blighted homes and properties to owner occupancy by partnering with local contractors and developers in targeted areas. Building upon the successful past efforts at 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 property. The Property Recycling Entity is designed to consist of a government, affiliate, or private entity administering a land acquisition program engaged in the following functions: acquire, rehabilitate and sell; acquire, demolish and land bank; develop land banked assets in targeted areas, either separately or in joint venture; and/or rent acquired assets and sell when market conditions improve. Through a combination of these three programs the City anticipates directly assisting 205 vacant or foreclosed properties.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$13,264,829.00
Total CDBG Program Funds Budgeted	N/A	\$13,264,829.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$10,000,000.00	\$10,000,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$10,000,000.00
Limit on Public Services	\$1,989,724.35	\$0.00
Limit on Admin/Planning	\$1,326,482.90	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Implementation and approval of programs by City of Sacramento in February 2009, and approval of program guidelines and investments for the NSP1 strategy and framework. The programs include: the Vacant Property Program, the Block Acquisition and Rehabilitation Strategy and the Property Recycling Program, including update on existing programs launched citywide within identified NSP targeted areas.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
NSP 1 Vacant Property #4761, Vacant Property Pgm.	\$4,000,000.00	\$0.00	\$4,000,000.00	\$0.00
NSP 3 Block Acquisition #4763, Morrison Creek	\$4,000,000.00	\$0.00	\$4,000,000.00	\$0.00
NSP 4 Property Recycling Pgm. #4762, Property Recycling Pgm.	\$2,464,829.00	\$0.00	\$2,464,829.00	\$0.00
NSP 5 Administration, NSP Administration	\$1,300,000.00	\$0.00	\$1,300,000.00	\$0.00
NSP Delivery, NSP Delivery	\$1,500,000.00	\$0.00	\$1,500,000.00	\$0.00

Activities

Grantee Activity Number: Not in Use

Activity Title:

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP 3 Block Acquisition #4763

Project Title:

Morrison Creek

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

SHRA City

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$25,720.60
Total CDBG Program Funds Budgeted	N/A	\$25,720.60
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

NSP Eligible Use (B); 24 CFR 570.201 and 570.202. Acquisition and rehabilitation of individual four-plex units to consolidate ownership and management of properties with neighborhood homeowner association. Properties to be acquired and rehabilitated and subsequently rented to households at or below the 50% area median income.

Location Description:

City NSP Target Areas.

Activity Progress Narrative:

The Block Acquisition and Rehabilitation Strategy is underway. The Block Acquisition and Rehabilitation strategy was approved by the governing boards in February 2009. including approved targeted focus area of Morrison Creek Estates in the city. This project will create a unified property management structure and allow SHRA to gain significant control (50% of the units) on this troubled block. This project will meet the NSP 25% very low income obligation in the city. Anticipated multi-family units for rehabilitation is approximately 1 multi-family unit by September 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/21

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: NSP Administration

Activity Title: NSP Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP 5 Administration

Project Title:

NSP Administration

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2013

National Objective:

N/A

Responsible Organization:

Sacramento Housing and Redevelopment Agency

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,300,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

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

Location Description:

Citywide.

Activity Progress Narrative:

Program Delivery and Administration underway. Staff support and services for administration services and costs of Neighborhood Stabilization Program activities in the city.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP Delivery

Activity Title: NSP Delivery

Activity Category:

Acquisition - general

Project Number:

NSP Delivery

Projected Start Date:

03/19/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Delivery

Projected End Date:

12/31/2010

Responsible Organization:

SHRA City

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$606,332.00
Total CDBG Program Funds Budgeted	N/A	\$606,332.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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/reconstruction of residential structures; NSP Eligible Use (B); 24 CFR 570.202.

Location Description:

NSP target areas in the city.

Activity Progress Narrative:

Pilot Pre-Foreclosure Program Initiative is underway. The guidelines under the Vacant Property Program have been approved in February 2009. A Request for Qualifications to solicit investor interest is currently under review by a selection committee. SHRA anticipates a recommendation to the governing boards in late October on whether to proceed with the proposed initiative.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/0	0/30

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Tax Increment	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	PRP-4890-(C)-Land Bank
Activity Title:	Property Recycling - Land Bank

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP 4 Property Recycling Pgm. #4762

Projected Start Date:

03/19/2009

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Property Recycling Pgm.

Projected End Date:

12/31/2012

Responsible Organization:

SHRA City

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$968,664.61
Total CDBG Program Funds Budgeted	N/A	\$968,664.61
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

Landbanking-acquisition of residential structures; NSP Eligible Use (B); 24 CFR 570.201 and landbanking; NSP Eligible Use (C).

Location Description:

City NSP Target Areas.

Activity Progress Narrative:

The Property Recycling Program (PRP) is underway. The PRP guidelines have been approved by governing boards in February 2009, including partnership with the National Community Stabilization Trust (NCST) and Enterprise Community Partners to maximize effectiveness of strategy for purchase of vacant and foreclosed residential property in NSP targeted areas. A Request for qualifications for development partners is in process to create opportunities for small and mission based organizations to participate in the program. Approximately 6 units within the city are anticipated for acquisition and rehabilitation by September 2009.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of housing units	0	0	0	0/0	0/0	0/2
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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: VPP-4761-L/M
Activity Title: Vacant Property Program

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 NSP 1 Vacant Property #4761

Project Title:
 Vacant Property Pgm.

Projected Start Date:
 03/19/2009

Projected End Date:
 12/31/2010

National Objective:
 Low/Mod

Responsible Organization:
 SHRA City

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$3,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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/reconstruction of residential structures; NSP Eligible Use (B); 24 CFR 570.202.

Location Description:

City NSP Target areas.

Activity Progress Narrative:

Vacant Property Program (VPP) is underway. Vacant Property Program guidelines Approved by governing boards in February 2009. The VPP Program is geographically targeted in lower-income neighborhoods and will provide leverage of external funding sources from participating preferred builders who will access NSP rehabilitation funding. To date, SHRA's VPP program is working with over 22 qualified builders; with approximately 26 single-family units currently in submission for rehabilitation in September 2009.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/76	0/76

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
