

Grantee: Sacramento County, CA

Grant: B-08-UN-06-0004

April 1, 2009 thru June 30, 2009 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:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

The County's 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 County's 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 and current efforts at Fruitridge Vista and Lerwick Road, 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 County anticipates directly assisting 223 vacant or foreclosed properties.

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

Total Projected Budget from All Sources	N/A	\$18,605,460.00
Total CDBG Program Funds Budgeted	N/A	\$18,605,460.00
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

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,790,819.00	\$0.00
Limit on Admin/Planning	\$1,860,546.00	\$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 program by the County of Sacramento in February 2009, and approval of program guidelines and investments for the NSP1 strategy and framework. The programs include: Vacant Property Program, Block Acquisition and Rehabilitation Strategy and Property Recycling Program, including update on existing programs launched countywide 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 Administration, NSP Administration	\$1,800,000.00	\$0.00	\$1,800,000.00	\$0.00
NSP Delivery, NSP Delivery	\$1,500,000.00	\$0.00	\$1,500,000.00	\$0.00
NSP2 #4761, Vacant Property Program	\$4,000,000.00	\$0.00	\$4,000,000.00	\$0.00
NSP4 #4763, Block Acquisition - Lerwick	\$4,000,000.00	\$0.00	\$4,000,000.00	\$0.00
NSP5 #4776, Block Acquisition - Norcade	\$4,000,000.00	\$0.00	\$4,000,000.00	\$0.00
NSP6 # Property Recycling Pgm., Property Recycling Pgm.	\$3,305,460.00	\$0.00	\$3,305,460.00	\$0.00

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

National Objective:

N/A

Responsible Organization:

SHRA County

Overall

Apr 1 thru Jun 30, 2009

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	\$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 services to implement Neighborhood Stabilization activities. NSP Eligible Use 24 CFR 570.205 and 206.

Location Description:

Countywide NSP Target Areas.

Activity Progress Narrative:

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

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:	Delivery
Activity Title:	NSP Delivery

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP Delivery

Project Title:
NSP Delivery

Projected Start Date:
03/19/2009

Projected End Date:
12/31/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
SHRA County

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$645,149.00
Total CDBG Program Funds Budgeted	N/A	\$645,149.00
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:

County NSP Target Areas.

Activity Progress Narrative:

The Pilot Pre-Foreclosure 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 housing units	0	0	0	0/0	0/0	0/20

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Total Other Funding Sources	\$0.00

Neighborhood Stabilization Program	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	Lerwick-4763-(E)-VLI
Activity Title:	Block - Lerwick Rd.

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: NSP4 #4763	Project Title: Block Acquisition - Lerwick
Projected Start Date: 03/19/2009	Projected End Date: 12/31/2012
National Objective: NSP Only - LH - 25% Set-Aside	Responsible Organization: SHRA County

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,000,000.00
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 and reconstruction of residential structures; NSP Eligible Use (E); 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:

The Block Acquisition and Rehabilitation Strategy is underway. The Block Acquisition and Rehabilitation strategy was approved by the governing boards and approval to amend of the final loan agreements and Owner Participation Agreements, including approved targeted focus area of Lerwick Road in the county. This project will create a unified property management structure and allow SHRA to gain significant control (50 percent of the units) on this troubled block. This project will meet the NSP 25% very low income obligation in the county. Anticipated multi-family units for rehabilitation is approximately 28 units 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	0/0

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 1-4776-(B)-VLI

Activity Title: Block Norcade 1

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP5 #4776

Project Title:

Block Acquisition - Norcade

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

SHRA County

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$500,000.00

Total CDBG Program Funds Budgeted

N/A

\$500,000.00

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:

Acquisition/buyout of residential structures; NSP Eligible Use (B); 24 CFR 570.202. Acquisition, rehabilitation and reconstruction of 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:

The Block Acquisition and Rehabilitation Strategy is underway. The Block Acquisition and Rehabilitation strategy was approved by the governing boards and approval to amend of the final loan agreements and Owner Participation Agreements, including approved targeted focus area of Norcade Circle in the county. This project will create a unified property management structure and allow SHRA to gain significant control (50 percent of the units) on this troubled block. This project will meet the NSP 25% very low income obligation in the county. Anticipated multi-family units for rehabilitation is approximately 16 units 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	0/32

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: PRP-4891- Public Facility
Activity Title: Property Recycling - Public Facility

Activity Category:
 Rehabilitation/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

National Objective:
 Low/Mod

Responsible Organization:
 SHRA County

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$927,965.35
Total CDBG Program Funds Budgeted	N/A	\$927,965.35
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 and reconstruction of residential structures; NSP Eligible Use (E); 24 CFR 570.202.

Location Description:

County NSP Target Areas.

Activity Progress Narrative:

The Property Recycling Program (PRP) is underway. PRP guidelines have been approved by governing boards in February 2009 including the partnership with National Community Stabilization Trust (NCST) and Enterprise Community Partners to maximize effectiveness of strategy for purchase of vacant and foreclosed residential properties 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 1 unit within the county is 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	0/0

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:	VPP-4761-L/M
Activity Title:	Vacant Property Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP2 #4761

Project Title:

Vacant Property Program

Projected Start Date:

03/19/2009

Projected End Date:

12/31/2010

National Objective:

Low/Mod

Responsible Organization:

SHRA County

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 570.201.

Location Description:

County NSP Target Areas.

Activity Progress Narrative:

Vacant Property Program (VPP) is underway. The Vacant Property Program guidelines have been 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 10 units submitted for rehabilitation in the county expected by 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	0/0	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
