

Grantee: Elk Grove, CA

Grant: B-08-MN-06-0002

January 1, 2011 thru March 31, 2011 Performance Report

Grant Number:

B-08-MN-06-0002

Obligation Date:**Grantee Name:**

Elk Grove, CA

Award Date:**Grant Amount:**

\$2,389,651.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Sarah Bontrager

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,389,651.00

Total CDBG Program Funds Budgeted

N/A

\$2,389,651.00

Program Funds Drawdown

\$42,708.61

\$2,272,982.02

Program Funds Obligated

\$0.00

\$2,389,651.00

Program Funds Expended

\$0.00

\$233,398.88

Match Contributed	\$0.00	\$401,056.73
Program Income Received	\$0.00	\$1,566.94
Program Income Drawdown	\$0.00	\$1,566.94

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	\$401,056.73
Limit on Public Services	\$358,447.65	\$0.00
Limit on Admin/Planning	\$238,965.10	\$206,315.30
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	\$597,412.75	\$597,413.00

Overall Progress Narrative:

During this quarter, the City concentrated on implementing its Acquisition/Rehabilitation/Resale Program in coordination with its two developers partners, Homes by Towne and NeighborWorks. Together, the two agencies had a total of six properties on the market (3 very low-income units, 2 low-income units, and 1 moderate-income unit). An offer on one property was accepted during the quarter, and an offer on an additional property was made. The City continued to meet with the two developers to discuss a variety of topics, including marketing the deed-restricted properties, resale process, unit pricing, and the challenges of the current resale market and lending environment. In the upcoming quarter, the City will focus on finishing the rehabilitation of acquired properties and selling available properties to eligible households. At least three units are expected to be resold in the next quarter. The City's Downpayment Assistance Program was completed in July 2010.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Acq/Rehab - VLI (B)	\$20,000.00	\$597,413.00	\$520,158.12
02, Acq/Rehab - LMMI (B)	\$0.00	\$1,012,978.94	\$1,006,214.54
03, Downpayment Assistance (A)	\$0.00	\$540,294.06	\$540,294.06
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$22,708.61	\$238,965.00	\$206,315.30

Activities

Grantee Activity Number: 00-Admin
Activity Title: Administration

Activity Category:

Administration

Project Number:

BCKT

Projected Start Date:

10/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

09/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Elk Grove

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$238,965.00
Total CDBG Program Funds Budgeted	N/A	\$238,965.00
Program Funds Drawdown	\$22,708.61	\$206,315.30
Program Funds Obligated	\$0.00	\$238,965.00
Program Funds Expended	\$0.00	\$50,632.88
City of Elk Grove	\$0.00	\$50,632.88
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative costs of the NSP local program.

Location Description:

Citywide

Activity Progress Narrative:

The City continued to administer the NSP funds. Administration during this quarter focused on continuing to work with the City's two Acquisition/Rehab/Resale developers, Homes by Towne and NeighborWorks. The City also continued to improve its processes related to efficiently setting prices, responding to offers, and reviewing resale transactions.

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

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 01-AcqRehab-LH25

Activity Title: Acq/Rehab - VLI

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Acq/Rehab - VLI (B)

Projected Start Date:

10/01/2008

Projected End Date:

09/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Elk Grove

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$597,413.00
Total CDBG Program Funds Budgeted	N/A	\$597,413.00
Program Funds Drawdown	\$20,000.00	\$520,158.12
Program Funds Obligated	\$0.00	\$597,413.00
Program Funds Expended	\$0.00	\$0.00
City of Elk Grove	\$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:

The acquisition and rehabilitation program will provide funding to an eligible nonprofit to purchase and rehabilitate homes or residential properties that will be rented or sold to low-income households. This activity will most likely take place where a larger vacant property can be acquired, or where a multi-family building has been foreclosed upon. Funds for this component will meet the very low-income housing requirement for those below 50 percent of the area median income. The City will solicit proposals from nonprofits interested in purchasing and managing housing within the City.

Location Description:

8728 Elk Way; 9472 Queensbury Court; 9532 Emerald Park Drive #3; 9508 Emerald Park Drive #4; 9578 Jan Marie Way; and 9313 Aizenberg Circle

Activity Progress Narrative:

The City's two developer partners, NeighborWorks and Homes by Towne, continued to rehab homes for resale to very low-income households. One offer was made and accepted, two additional homes were listed for resale, and rehabilitation work was largely completed on a fourth unit. The City continues to work with the developers to appropriately price and market the units.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	6/6
#Energy Star Replacement Windows	0	0/2
#Efficient AC added/replaced	0	0/2

#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/2
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/2
#Dishwashers replaced	0	0/2
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/6
# of Singlefamily Units	3	3/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/6	0/0	0/6	0
# Owner Households	0	0	0	0/6	0/0	0/6	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:	02.1-AcqRehab-LMMI-HBT
Activity Title:	LMMI Acq/Rehab - Homes by Towne

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Acq/Rehab - LMMI (B)

Projected Start Date:

05/01/2009

Projected End Date:

05/30/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Elk Grove

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$264,122.40
Total CDBG Program Funds Budgeted	N/A	\$264,122.40
Program Funds Drawdown	\$0.00	\$264,122.40
Program Funds Obligated	\$0.00	\$264,122.40
Program Funds Expended	\$0.00	\$0.00
City of Elk Grove	\$0.00	\$0.00
Match Contributed	\$0.00	\$162,281.60
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

In order to prevent further blight and decline in housing values, the City will purchase or assist in the purchase of residential properties that have not been occupied. These properties will have been either foreclosed upon or abandoned. Properties may include foreclosed homes requiring substantial rehabilitation, half-built homes abandoned by developers, and build-ready lots. The City will redevelop these properties as housing. The City may demolish existing improvements or structures on these properties subsequent to purchase and prior to redevelopment, as necessary.

Location Description:

9309 Quintanna Court, 9477 Laguna Pointe Way, and 9416 Ivydale Circle

Activity Progress Narrative:

The City continued to work with Homes by Towne to complete rehabilitation and resell units. During this quarter, Homes by Towne received an offer for a property at 9309 Quintanna Court. Altogether, the City has acquired three properties for rehabilitation and resale to low- and moderate-income households. Two homes are fully rehabilitated and available for resale. Rehabilitation on the remaining unit will likely begin in Spring 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3
#Energy Star Replacement Windows	0	0/1
#Efficient AC added/replaced	0	0/1

#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/1
#Light fixtures (outdoors) replaced	0	0/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	3	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Owner Households	0	0	0	0/3	0/0	0/3	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: 02.2-AcqRehab-LMMI-NWORKS

Activity Title: LMMI Acq/Rehab - NeighborWorks

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Acq/Rehab - LMMI (B)

Projected Start Date:

03/01/2010

Projected End Date:

08/31/2010

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Elk Grove

Overall

Jan 1 thru Mar 31, 2011

To Date

Total Projected Budget from All Sources	N/A	\$748,856.54
Total CDBG Program Funds Budgeted	N/A	\$748,856.54
Program Funds Drawdown	\$0.00	\$742,092.14
Program Funds Obligated	\$0.00	\$748,856.54
Program Funds Expended	\$0.00	\$0.00
City of Elk Grove	\$0.00	\$0.00
Match Contributed	\$0.00	\$238,775.13
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

In order to prevent further blight and decline in housing values, the City will purchase or assist in the purchase of residential properties that have not been occupied. These properties will have been either foreclosed upon or abandoned. Properties may include foreclosed homes requiring substantial rehabilitation, half-built homes abandoned by developers, and build-ready lots. The City will redevelop these properties as housing. The City may demolish existing improvements or structures on these properties subsequent to purchase and prior to redevelopment, as necessary.

Location Description:

9557 Dunkerrin Way, 9332 Barth Street, 5045 Felicia Way, 8629 Lujan Crest Court, 8712 Los Banos Way, and 9339 Mark Street

Activity Progress Narrative:

The City continued to work with NeighborWorks to acquire rehabilitate and resell properties. Altogether, there are six units in various stages of rehabilitation and resale. One home is fully rehabilitated, a second home is nearly complete, and the remaining four homes are currently being rehabilitated and are expected to be available in Summer 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/6
#Energy Star Replacement Windows	0	0/2
#Efficient AC added/replaced	0	0/2

#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/2
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/2
#Dishwashers replaced	0	0/2
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	4/6
# of Singlefamily Units	2	2/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/6	0/0	0/6	0
# Owner Households	0	0	0	0/6	0/0	0/6	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	