

**Grantee: Elk Grove, CA**

**Grant: B-08-MN-06-0002**

**October 1, 2011 thru December 31, 2011 Performance Report**

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**Grant Number:**

B-08-MN-06-0002

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

Elk Grove, CA

**Contract End Date:**

03/19/2013

**Review by HUD:**

Submitted - Await for Review

**Grant Amount:**

\$2,389,651.00

**Grant Status:**

Active

**QPR Contact:**

Sarah Bontrager

**Estimated PIRL Funds:**

\$722,485.11

**Total Budget:**

\$3,112,136.11

**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****Total Projected Budget from All Sources****This Report Period****To Date****Total Budget****Total Obligated****Total Funds Drawdown****Program Funds Drawdown****Program Income Drawdown****Program Income Received**

N/A

\$722,485.11

\$722,485.11

\$99,012.00

\$6,764.40

\$92,247.60

\$142,893.86

\$3,112,136.11

\$3,112,136.11

\$3,112,136.11

\$2,573,874.99

\$2,322,078.16

\$251,796.83

\$432,042.92



<b>Total Funds Expended</b>	\$80.00	\$268,087.13
<b>Match Contributed</b>	\$0.00	\$401,056.73

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$401,056.73
<b>Limit on Public Services</b>	\$358,447.65	\$0.00
<b>Limit on Admin/Planning</b>	\$238,965.10	\$218,647.04
<b>Limit on State Admin</b>	\$0.00	\$218,647.04

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$597,412.75	\$847,784.17

## Overall Progress Narrative:

During this quarter, the City's only active NSP program was the Acquisition/Rehab/Resale Program. Overall, the City purchased a total of 15 homes using its original NSP allocation. Of those 15 homes, 9 have been sold, 1 has a pending offer, 3 are on the market, and 2 are undergoing rehabilitation. The City considered alternatives, including rental, of two very low-income condo units that have proven difficult to sell.

Total Properties: 30 (includes DAP)

Total Single-Family Resold: 9

Total Single-Family Rental: 0

Downpayment Assistance ONLY: 15

Total Multi-Family Units: 0

Multi-Family Units Completed and Occupied: 0

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
01, Acq/Rehab - VLI (B)	\$0.00	\$847,784.17	\$550,158.12
02, Acq/Rehab - LMMI (B)	\$6,764.40	\$1,443,525.94	\$1,012,978.94
03, Downpayment Assistance (A)	\$0.00	\$541,861.00	\$540,294.06
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Administration, Administration	\$0.00	\$278,965.00	\$218,647.04



## Activities

**Grantee Activity Number:** 00-Admin  
**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

Administration

**Projected Start Date:**

10/01/2008

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Elk Grove

Overall	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$278,965.00
<b>Total Budget</b>	\$40,000.00	\$278,965.00
<b>Total Obligated</b>	\$40,000.00	\$278,965.00
<b>Total Funds Drawdown</b>	\$0.00	\$218,647.04
<b>Program Funds Drawdown</b>	\$0.00	\$218,647.04
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$50,632.88
City of Elk Grove	\$0.00	\$50,632.88
<b>Match Contributed</b>	\$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. Primary administration efforts were focused on identifying options for two condo units that have proven difficult to sell. Administration efforts also included financial tracking, reporting, and assistance with marketing for-sale properties and qualifying buyers.

In January, the City will be reconciling its admin expenditures for the July-December period, and these will be drawn in the first quarter of 2012.

**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

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**Grantee Activity Number:** 01-AcqRehab-LH25

**Activity Title:** Acq/Rehab - VLI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

01

**Projected Start Date:**

10/01/2008

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - VLI (B)

**Projected End Date:**

09/30/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Elk Grove

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$847,784.17
<b>Total Budget</b>	\$250,371.17	\$847,784.17
<b>Total Obligated</b>	\$250,371.17	\$847,784.17
<b>Total Funds Drawdown</b>	\$22,811.00	\$576,125.12
<b>Program Funds Drawdown</b>	\$0.00	\$550,158.12
<b>Program Income Drawdown</b>	\$22,811.00	\$25,967.00
<b>Program Income Received</b>	\$30,464.18	\$138,720.04
<b>Total Funds Expended</b>	\$22,811.00	\$25,967.00
City of Elk Grove	\$22,811.00	\$25,967.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The acquisition and rehabilitation program will provide funding to an eligible developer to purchase and rehabilitate homes or residential properties that will be sold to very low-income households. Funds for this component will meet the very low-income housing requirement for those below 50 percent of the area median income.

For the two rental units, the City will work with one or more nonprofits interested in purchasing and managing two condo units within the City.

**Location Description:**

Owner units: 8728 Elk Way; 9472 Queensbury Court; 9578 Jan Marie Way; and 9313 Aizenberg Circle; 2 units to be purchased within City of Elk Grove

Renter units: 9532 Emerald Park Drive #3; 9508 Emerald Park Drive #4

**Activity Progress Narrative:**

One home (9658 Jan Marie Way) was sold to a very low-income household during this quarter. Two very low-income homes were sold in previous quarters. There are two condo units currently on the market at \$55,100, and one additional unit is in the process of being rehabilitated.

The condo units are proving difficult to sell due to the substantial monthly HOA dues and lack of ability to secure FHA financing. The City explored options for better marketing and/or transferring the units to a non-profit during this quarter. The transfer of the units to a non-profit for use as rental housing is expected in the first quarter of 2012.

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



# of Properties	1	9/8
#Energy Star Replacement Windows	7	15/24
#Efficient AC added/replaced	1	3/4
#Replaced thermostats	0	0/6
#Replaced hot water heaters	1	2/5
#Light Fixtures (indoors) replaced	9	24/2
#Light fixtures (outdoors) replaced	2	5/12
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	2/4
#Low flow toilets	2	4/7
#Low flow showerheads	2	5/10
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/8
# of Singlefamily Units	1	5/8

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	3/8	0/0	3/8	100.00
# Owner Households	1	0	1	3/6	0/0	3/6	100.00
# Renter Households	0	0	0	0/2	0/0	0/2	0

## Activity Locations

Address	City	County	State	Zip	Status / Accept
9658 Jan Marie Way	Elk Grove		California	95624-	Match / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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



<b>Grantee Activity Number:</b>	<b>02.1-AcqRehab-LMMI-HBT</b>
<b>Activity Title:</b>	<b>LMMI Acq/Rehab - Homes by Towne</b>

**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	Oct 1 thru Dec 31, 2011	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$425,264.69
<b>Total Budget</b>	\$161,142.29	\$425,264.69
<b>Total Obligated</b>	\$161,142.29	\$425,264.69
<b>Total Funds Drawdown</b>	\$10,000.00	\$425,264.69
<b>Program Funds Drawdown</b>	\$0.00	\$264,122.40
<b>Program Income Drawdown</b>	\$10,000.00	\$161,142.29
<b>Program Income Received</b>	\$0.00	\$137,446.59
<b>Total Funds Expended</b>	\$0.00	\$27,768.25
City of Elk Grove	\$0.00	\$27,768.25
<b>Match Contributed</b>	\$0.00	\$162,281.60

**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:**

Homes by Towne has one remaining house under this category. During this quarter, the scope of work and budget for the home were approved, and rehabilitation work began. The home is expected to be on the market in February or March 2012.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/3
#Energy Star Replacement Windows	0	1/1
#Efficient AC added/replaced	0	2/1





#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors) replaced	0	14/1
#Light fixtures (outdoors) replaced	0	6/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	1/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/3
# of Singlefamily Units	0	5/3

### 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	2/0	2/3	100.00
# Owner Households	0	0	0	0/3	2/0	2/3	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	



**Grantee Activity Number: 02.2-AcqRehab-LMMI-NWORKS**

**Activity Title: LMMI Acq/Rehab - NeighborWorks**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

02

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acq/Rehab - LMMI (B)

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Elk Grove

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,018,261.25
<b>Total Budget</b>	\$269,404.71	\$1,018,261.25
<b>Total Obligated</b>	\$269,404.71	\$1,018,261.25
<b>Total Funds Drawdown</b>	\$66,201.00	\$811,977.14
<b>Program Funds Drawdown</b>	\$6,764.40	\$748,856.54
<b>Program Income Drawdown</b>	\$59,436.60	\$63,120.60
<b>Program Income Received</b>	\$112,429.68	\$154,309.35
<b>Total Funds Expended</b>	\$46,201.00	\$49,885.00
City of Elk Grove	\$46,201.00	\$49,885.00
<b>Match Contributed</b>	\$0.00	\$238,775.13

**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:**

\*REPORTING CORRECTION\* The beneficiaries this quarter include two low-income households (under 50% AMI) and one moderate-income household (51-80% AMI). Due to a DRGR error, this correction could not be made to the report totals. Three homes were sold during this quarter. The Mark Street and Los Banos properties were sold to very low-income households and the Dunkerrin Way property was sold to a low-income household. Punchlist items on all homes were completed prior to resale.

NeighborWorks has completed construction on all their homes funded by the City's original NSP allocation (although some punchlist items may need to be completed prior to resale). At the end of the quarter, two homes remained unsold, although one had a pending offer.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	6/6
#Energy Star Replacement Windows	1	5/24
#Efficient AC added/replaced	3	4/3
#Replaced thermostats	0	0/3
#Replaced hot water heaters	2	3/3
#Light Fixtures (indoors) replaced	31	41/20
#Light fixtures (outdoors) replaced	5	6/14
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	1/3
#Low flow toilets	7	9/9
#Low flow showerheads	4	6/8
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	8/6
# of Singlefamily Units	3	8/6

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	3/6	1/0	4/6	100.00
# Owner Households	3	0	3	3/6	1/0	4/6	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
8712 Los Banos Way	Elk Grove		California	95624-	Match / N
9339 Mark Street	Elk Grove		California	95624-	Match / N
9557 Dunkerrin Way	Elk Grove		California	95758-	Match / N

## 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:** 03-DAP

**Activity Title:** Downpayment Assistance

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

03

**Projected Start Date:**

10/01/2008

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Downpayment Assistance (A)

**Projected End Date:**

07/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Elk Grove

**Overall**

	<b>Oct 1 thru Dec 31, 2011</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$541,861.00
<b>Total Budget</b>	\$1,566.94	\$541,861.00
<b>Total Obligated</b>	\$1,566.94	\$541,861.00
<b>Total Funds Drawdown</b>	\$0.00	\$541,861.00
<b>Program Funds Drawdown</b>	\$0.00	\$540,294.06
<b>Program Income Drawdown</b>	\$0.00	\$1,566.94
<b>Program Income Received</b>	\$0.00	\$1,566.94
<b>Total Funds Expended</b>	\$0.00	\$182,766.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The downpayment assistance program will provide low-interest silent second loans primarily to moderate- and middle-income households. Eligible households will be those not having owned a home in the previous three years and purchasing a foreclosed home with the City.

**Location Description:**

City-wide.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	15/15
<b># of Singlefamily Units</b>	0	0/15



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/5	8/10	15/15	100.00
# Owner Households	0	0	0	7/5	8/10	15/15	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

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