

Grantee: Elk Grove, CA

Grant: B-08-MN-06-0002

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-06-0002

Grantee Name:

Elk Grove, CA

Grant Amount:

\$2,389,651.00

Grant Status:

Active

QPR Contact:

Sarah Bontrager

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Obligation Date:****Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Overall**Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$38,118.32

\$0.00

\$108,980.74

\$0.00

\$0.00

\$0.00

To Date

\$2,166,287.50

\$2,166,287.50

\$38,118.32

\$238,965.00

\$141,832.88

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	50.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$358,447.65	\$0.00
Limit on Admin/Planning	\$238,965.10	\$50,632.88
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

After working through the final touches, the City fully implemented the Downpayment Assistance Program this quarter and began to make loans to first-time homebuyers. After months of working with local realtors, lenders, and prospective homebuyers, the City has offered assistance to two low-income households in the form of a downpayment toward the purchase of their first home; and several more applications are pending for approval. The lack of supply of foreclosed homes is often cited as the main obstacle in taking advantage of the program. The program is on track to fully expend the funds allocated by September 2010. We anticipate another 8-10 downpayment loans being made.

The City also received two responses to the RFP for the City's NSP Very Low-Income Housing Acquisition and Rehabilitation Program. The program aims to acquire and lease six affordable housing units for very low-income households. The City met in November to discuss the two proposals, and selected a non-profit which, among other qualifying criteria, demonstrated a strong ability to: (1) acquire and finance foreclosed and/or abandoned properties; (2) rehabilitate the properties in a quick and cost-effective manner; (3) market, solicit, and select eligible tenants; and (4) adequately manage the properties and tenants during the duration of property ownership. The City began to draft the contract between the City and the non-profit, and hopes to move forward in the next quarter.

Finally, the City began to draft the RFP for the Affordable Housing Acquisition, Rehabilitation and Resale Program, which provides up to \$1,000,000 for the acquisition, rehabilitation, and resale of affordable housing units deed restricted for 55 years. The City will release the RFP next quarter and evaluate the responses at that time.

The City looks forward to continuing to offer the Downpayment Assistance Program to first-time homebuyers in the next quarter, as well as initiate both affordable housing rehabilitation projects before the quarter's end.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Acq/Rehab	\$0.00	\$597,413.00	\$0.00
02, Residential Redevelopment	\$0.00	\$776,636.50	\$0.00

03, Downpayment Assistance (A)	\$0.00	\$776,636.50	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$38,118.32	\$238,965.00	\$38,118.32

Activities

Grantee Activity Number: 01

Activity Title: Administration

Activity Category:

Administration

Project Number:

BCKT

Projected Start Date:

10/01/2008

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Bucket Project

Projected End Date:

09/30/2010

Responsible Organization:

City of Elk Grove

Overall

Oct 1 thru Dec 31, 2009

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	\$38,118.32	\$38,118.32
Obligated CDBG DR Funds	\$0.00	\$238,965.00
Expended CDBG DR Funds	\$17,780.74	\$50,632.88
City of Elk Grove	\$17,780.74	\$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:

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: 02

Activity Title: Downpayment Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

03

Project Title:

Downpayment Assistance (A)

Projected Start Date:

10/01/2008

Projected End Date:

09/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Elk Grove

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$553,273.00
Total CDBG Program Funds Budgeted	N/A	\$553,273.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$91,200.00	\$91,200.00
City of Elk Grove	\$91,200.00	\$91,200.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	2/20
# of Households benefitting	2	0	2	2/10	0/10	2/20

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: 03**Activity Title: Acq/Rehab - LMMI****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

01

Project Title:

Acq/Rehab

Projected Start Date:

10/01/2008

Projected End Date:

09/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Elk Grove

Overall**Oct 1 thru Dec 31, 2009****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	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

TBD

Activity Progress Narrative:**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/6	0/0	0/6

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: 04

Activity Title: Residential Redevelopment

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

02

Project Title:

Residential Redevelopment

Projected Start Date:

05/01/2009

Projected End Date:

05/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Elk Grove

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$776,636.50
Total CDBG Program Funds Budgeted	N/A	\$776,636.50
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$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:

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:

TBD

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/8	0/8

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
