

Grantee: Elk Grove, CA

Grant: B-08-MN-06-0002

January 1, 2010 thru March 31, 2010 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

\$205,458.24

\$553,273.00

\$91,566.00

\$0.00

\$0.00

\$0.00

To Date

\$2,389,651.00

\$2,389,651.00

\$243,576.56

\$792,238.00

\$233,398.88

\$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

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$597,412.75	\$597,413.00

Overall Progress Narrative:

The City continued to implement the Downpayment Assistance Program (DAP) in Q1 of 2010. The City provided another three loans to first-time homebuyers, and has made five loans to date. The City had approximately eight additional applications in process for the remaining nine loans available, and is on track to expend most of its DAP funds by the end of Q2. The City is on track to fully expend the DAP funds by September 2010. We anticipate a total of 14 downpayment loans made under the DAP.

The City selected Mission Housing as a consultant for the City's NSP Very Low-Income Housing Acquisition and Rehabilitation Program. The program aims to acquire and lease/rent six affordable housing units to very low-income households. The City continued to work with Mission Housing to draft the consultant agreement, and will fully execute the contract and begin implementing the program by the beginning of Q2. The City intends to work aggressively to obligate nearly all of these funds by the end of Q2.

Finally, the City reviewed the three responses received for the RFP for the Affordable Housing Acquisition, Rehabilitation and Resale Program. The program will provide up to \$1,000,000 for the acquisition, rehabilitation, and resale of eight or more affordable housing units with deed restrictions to assure continued affordability for 30 years. City staff is prepared to make their recommendation to the City Council in beginning of Q2; and will promptly move forward with contract negotiations and execution thereafter so that the City and consultant(s) can begin to implement the program in a timely manner.

The City has a monitoring visit scheduled for the beginning of Q2, and will be visited by our HUD representative and a NSP specialist. The City anticipates this visit will be very productive and will help the City to make positive and aggressive steps toward fully obligating its funds by the September 30, 2010 deadline. The City looks forward to reporting on the many successes and milestones achieved in Q2 and beyond.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Acq/Rehab - VLI (B)	\$0.00	\$597,413.00	\$0.00

02, Acq/Rehab - LMMI (B)	\$0.00	\$776,636.50	\$0.00
03, Downpayment Assistance (A)	\$159,966.00	\$776,636.50	\$159,966.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$45,492.24	\$238,965.00	\$83,610.56

Activities

Grantee Activity Number:	00-Admin
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

Jan 1 thru Mar 31, 2010

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	\$45,492.24	\$83,610.56
Obligated CDBG DR Funds	\$0.00	\$238,965.00
Expended CDBG DR Funds	\$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 grant in Q1 2010.

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: 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

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Elk Grove

Overall

Jan 1 thru Mar 31, 2010

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:

The City completed the contract negotiations with Mission Housing in Q1 2010, and will have a contract fully executed by the beginning of Q2. The City will work with Mission Housing to acquire eligible properties and hopes to obligate most of these funds by the end of Q2.

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: 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

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Elk Grove

Overall

Jan 1 thru Mar 31, 2010

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
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:

City staff reviewed three RFP responses submitted for this program in Q1, and prepared their recommendation to City Council. The CC will make its decision in the beginning of Q2, and the City will work with consultant(s) to begin identifying and acquiring properties by the end of Q2.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/0	0/4	0/4

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-DAP

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

Jan 1 thru Mar 31, 2010

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	\$159,966.00	\$159,966.00
Obligated CDBG DR Funds	\$553,273.00	\$553,273.00
Expended CDBG DR Funds	\$91,566.00	\$182,766.00
City of Elk Grove	\$91,566.00	\$182,766.00
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:

The City made three more DAP loans in Q1 2010, and will likely provide another six to nine loans in Q2. Including those made in Q4 2009 and Q1 2010, eight loans will have been made by the end of April.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	3	0/0	0/0	5/20
# of Households benefitting	1	2	3	3/10	2/10	5/20

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
