

Grantee: Elk Grove, CA

Grant: B-08-MN-06-0002

July 1, 2010 thru September 30, 2010 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

\$839,492.52

\$1,356,700.43

Program Funds Obligated

\$1,166,903.38

\$2,389,651.00

Program Funds Expended

\$0.00

\$233,398.88

Match Contributed	\$0.00	\$401,056.73
Program Income Received	\$738.56	\$1,566.94
Program Income Drawdown	\$738.56	\$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	\$135,630.45
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 continues to administer its NSP program, with an emphasis on obligating all funds by September 17, 2010. The City finished its Downpayment Assistance Program (DAP) in July 2010, and has placed most of its efforts into working with developers to acquire and rehabilitate foreclosed properties under the VLI and LMMI Acquisition/Rehabilitation activities. To-date, the City has obligated 91.5% of its NSP grant.

Due to concerns about timely performance, the City terminated its agreement with Mission Housing Development Corporation for the VLI activity. The City's other two developers (NeighborWorks and Homes by Towne) immediately began to acquire eligible properties for the VLI activity. To-date, the City's has obligated 93.3% of its VLI activity funds.

To-date, the City has obligated \$2,187,415.01 (91.5%) of its NSP funds, and has \$202,235.99 (8.5%) unobligated. Based on the several eligible properties identified and the pending offers made, the City is confident it will be able to obligate the remaining VLI/LMMI funds by September 17, 2010. The remaining unobligated funds will be enough for one VLI unit and one LMMI unit. After the City enters into these two purchase agreements, the City will be 100% obligated.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Acq/Rehab - VLI (B)	\$150,037.52	\$628,498.84	\$150,037.52
02, Acq/Rehab - LMMI (B)	\$530,738.40	\$981,893.10	\$530,738.40
03, Downpayment Assistance (A)	\$122,506.44	\$540,294.06	\$540,294.06

9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$36,210.16	\$238,965.00	\$135,630.45

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

Jul 1 thru Sep 30, 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	\$36,210.16	\$135,630.45
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 continues to administer its NSP program, with an emphasis on obligating all NSP grant funds by September 17, 2010.

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

Jul 1 thru Sep 30, 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	\$150,037.52	\$150,037.52
Program Funds Obligated	\$628,498.84	\$628,498.84
Program Funds Expended	\$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 has acquired three properties to date (8728 Elk Way, 9472 Queensbury Court, and 9532 Emerald Park Drive). The City has entered into purchase agreements on another two properties, and is on-track to enter into a sixth purchase agreement before September 17, 2010. The City is confident that all of the NSP VLI funds will be fully obligated (6.7% remaining) by September 17, 2010. The City may use some of the LMMI activity budget to fund the sixth acquisition.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	3/6

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

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

Activity Locations

Address	City	State	Zip
8728 Elk Way	Elk Grove	NA	95624
9472 Queensbury Court	Elk Grove	NA	95758
9532 Emerald Park Drive	Elk Grove	NA	95624

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	Jul 1 thru Sep 30, 2010	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	\$264,122.40	\$264,122.40
Program Funds Obligated	\$255,622.40	\$424,122.40
Program Funds Expended	\$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:

To date, the City has acquired two properties with Homes by Towne. One of them (9309 Quintanna Court) is fully rehabilitated and will be ready for resale to an affordable household by mid-September 2010. The City entered into a purchase agreement on another property in August 2010, and is on-track to enter into a fourth purchase agreement before September 17, 2010. The City is confident that all of the LMMI Acquisition/Rehabilitation funds will be obligated by September 17, 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/3
	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	1	2/3
# of Singlefamily Units	0	0/3

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

Activity Locations

Address	City	State	Zip
9477 Laguna Pointe Way	Elk Grove	NA	95758

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:

08/31/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Elk Grove

Overall	Jul 1 thru Sep 30, 2010	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	\$266,616.00	\$266,616.00
Program Funds Obligated	\$265,270.70	\$557,770.70
Program Funds Expended	\$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:

To-date, the City's has obligated 84.0% of its LMMI activity funds. The City has acquired two properties with NeighborWorks, and entered into a purchase agreement on another property in August 2010. If there are enough funds, and depending on the pending offers of the other developer, the City may enter into another purchase agreement before September 17, 2010. Along with the other developer, the City has acquired four properties under the LMMI Acquisition/Rehab program to-date. In addition, the City currently is in purchase agreements for the acquisition of another two properties, and has pending offers on another two properties. The City will have obligated funds for seven or eight properties between NeighborWorks and Homes by Towne under this program by September 17, 2010.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/6
# of Singlefamily Units	0	0/6

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

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

Project Number:

03

Projected Start Date:

10/01/2008

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Downpayment Assistance (A)

Projected End Date:

07/30/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Elk Grove

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$540,294.06
Total CDBG Program Funds Budgeted	N/A	\$540,294.06
Program Funds Drawdown	\$122,506.44	\$540,294.06
Program Funds Obligated	\$17,511.44	\$540,294.06
Program Funds Expended	\$0.00	\$182,766.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$738.56	\$1,566.94
Program Income Drawdown	\$738.56	\$1,566.94

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 funded its last two downpayment assistance loans in July 2010 (9237 Starfish Way and 6509 Blue Poppy Drive). In total, the City made 15 loans to low- and moderate-income households under the program. The City transferred the remaining \$12,978.94 in unspent funds into the LMMI Acquisition/Rehabilitation activity since the remaining balance was not enough to fund another DAP loan; and the target income groups in each activity were LMMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	15/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	1	2	7/5	8/10	15/15	100.00
# Owner Households	1	1	2	7/5	8/10	15/15	100.00

Activity Locations

Address	City	State	Zip
9237 Starfish Way	Elk Grove	NA	95758
6509 Blue Poppy Drive	Elk Grove	NA	95757

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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