

Grantee: Elk Grove, CA

Grant: B-08-MN-06-0002

April 1, 2012 thru June 30, 2012 Performance Report



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**

N/A

\$3,112,136.11

Total Budget

\$0.00

\$3,112,136.11

Total Obligated

\$0.00

\$3,112,136.11

Total Funds Drawdown

\$22,662.41

\$2,629,479.29

Program Funds Drawdown

\$0.00

\$2,322,078.16

Program Income Drawdown

\$22,662.41

\$307,401.13

Program Income Received

\$82,871.66

\$557,940.69



Total Funds Expended	\$20,491.23	\$2,277,705.02
Match Contributed	\$0.00	\$401,056.73

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	\$234,251.34
Limit on State Admin	\$0.00	\$234,251.34

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

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

Overall Progress Narrative:

The City continues to work on selling or transferring its five remaining properties. Rehab work on all the properties has been completed, with the exception of minor punchlist items on the Aizenberg property.

Total Properties: 30

Total Single Family Resold: 10

Total Single Family Rental: 0

Down Payment Assistance ONLY: 15

Total Multi Family Units: 0

Multi Family Units Completed & Occupied: 0

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	\$847,784.17	\$550,158.12
02, Acq/Rehab - LMMI (B)	\$0.00	\$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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$278,965.00
Total Budget	\$0.00	\$278,965.00
Total Obligated	\$0.00	\$278,965.00
Total Funds Drawdown	\$2,662.41	\$234,251.34
Program Funds Drawdown	\$0.00	\$218,647.04
Program Income Drawdown	\$2,662.41	\$15,604.30
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$491.23	\$241,572.07
City of Elk Grove	\$491.23	\$241,572.07
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative costs of the NSP local program.

Location Description:

Citywide

Activity Progress Narrative:

The City continued to oversee the two developers with homes in the NSP Acquisition/Rehab/Resale Program. A significant amount of staff time was spent attempting to resolve issues related to the transfer of two condo units owned by one of the City's developers.

A total of \$7,320.73 was expended for staff costs to administer and deliver the program. However, due to cancellation of an open draw for which the City is no longer pursuing reimbursement, the amount reported as expended is less the cancelled draw (\$7,320.73 - 6,829.50 = 491.23). Funds shown in the "Total Funds Drawdown" are administrative funds that were reported as an expenditure for a previous quarter but for which the draw was not completed until the current quarter.



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

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

Overall	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$847,784.17
Total Budget	\$0.00	\$847,784.17
Total Obligated	\$0.00	\$847,784.17
Total Funds Drawdown	\$0.00	\$576,125.12
Program Funds Drawdown	\$0.00	\$550,158.12
Program Income Drawdown	\$0.00	\$25,967.00
Program Income Received	\$0.00	\$138,720.04
Total Funds Expended	\$0.00	\$576,125.12
City of Elk Grove	\$0.00	\$576,125.12
Match Contributed	\$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:

The City has three very low-income properties remaining in its inventory.

- The Aizenberg property rehab was completed, with the exception of minor punchlist items. The property will be marketed for resale at a price of \$101,500 and likely will be transferred to a new owner in August or September 2012.
- The City continued to explore options for the two Emerald Park condo units, which due to the condo complex's owner occupancy ratio cannot secure FHA or conventional financing. The City planned to transfer the units to a nonprofit for use as very low-income rental housing, but was told that HOA Board policy prohibited this. The developer made a compelling argument to the HOA, and the City believes they will allow the rental of the units. Transfer of the units to the nonprofit is expected in the next quarter.



Accomplishments Performance Measures

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

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/8	
# of Singlefamily Units	0		5/8	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/8	0/0	3/8	100.00
# Owner Households	0	0	0	3/6	0/0	3/6	100.00
# Renter Households	0	0	0	0/2	0/0	0/2	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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$425,264.69
Total Budget	\$0.00	\$425,264.69
Total Obligated	\$0.00	\$425,264.69
Total Funds Drawdown	\$0.00	\$425,264.69
Program Funds Drawdown	\$0.00	\$264,122.40
Program Income Drawdown	\$0.00	\$161,142.29
Program Income Received	\$0.00	\$137,446.59
Total Funds Expended	\$0.00	\$425,264.69
City of Elk Grove	\$0.00	\$425,264.69
Match Contributed	\$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:

The Ivydale property is the only remaining property in Homes by Towne's low-income inventory. During this quarter, rehabilitation work was completed and the property was marketed at \$122,000. The property is currently pending sale, with the buyer approved by the City, and is expected to close on or around July 13.

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

	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$1,018,261.25
Total Budget	\$0.00	\$1,018,261.25
Total Obligated	\$0.00	\$1,018,261.25
Total Funds Drawdown	\$20,000.00	\$851,977.14
Program Funds Drawdown	\$0.00	\$748,856.54
Program Income Drawdown	\$20,000.00	\$103,120.60
Program Income Received	\$82,871.66	\$280,207.12
Total Funds Expended	\$20,000.00	\$851,977.14
City of Elk Grove	\$20,000.00	\$851,977.14
Match Contributed	\$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:

The Felicia property was sold to a low-income household (51-80% AMI). NeighborWorks has one home remaining to be sold, and a sale was pending for the majority of the quarter; unfortunately, the buyer was unable to secure financing. The property was relisted in June 2012 and is expected to be transferred in the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	7/6
#Energy Star Replacement Windows	0	5/24



#Efficient AC added/replaced	1	5/3
#Replaced thermostats	0	0/3
#Replaced hot water heaters	1	4/3
#Light Fixtures (indoors) replaced	11	52/20
#Light fixtures (outdoors) replaced	2	8/14
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	1/3
#Low flow toilets	2	11/9
#Low flow showerheads	0	6/8
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	9/6
# of Singlefamily Units	1	9/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	3/6	2/0	5/6	100.00
# Owner Households	0	1	1	3/6	2/0	5/6	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
5045 Felicia 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	Apr 1 thru Jun 30, 2012	To Date
Total Projected Budget from All Sources	N/A	\$541,861.00
Total Budget	\$0.00	\$541,861.00
Total Obligated	\$0.00	\$541,861.00
Total Funds Drawdown	\$0.00	\$541,861.00
Program Funds Drawdown	\$0.00	\$540,294.06
Program Income Drawdown	\$0.00	\$1,566.94
Program Income Received	\$0.00	\$1,566.94
Total Funds Expended	\$0.00	\$182,766.00
City of Elk Grove	\$0.00	\$182,766.00
Match Contributed	\$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 downpayment assistance program expended all funds allocated to it in 2010. The City plans to use a state HOME grant to offer a similar downpayment assistance program beginning in Fall 2012.

Accomplishments Performance Measures

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



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

