

Grantee: Elk Grove, CA

Grant: B-08-MN-06-0002

January 1, 2013 thru March 31, 2013 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:
Reviewed and Approved

Grant Amount:
\$2,389,651.00

Grant Status:
Active

QPR Contact:
Sarah Bontrager

Estimated PI/RL Funds:
\$722,485.11

Total Budget:
\$3,112,136.11

Disasters:

Declaration Number

No Disasters Found

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	\$3,112,136.11
Total Budget	\$0.00	\$3,112,136.11
Total Obligated	\$0.00	\$3,112,136.11
Total Funds Drawdown	\$125,578.05	\$2,779,628.07
Program Funds Drawdown	\$0.00	\$2,322,078.16
Program Income Drawdown	\$125,578.05	\$457,549.91
Program Income Received	\$0.00	\$717,530.15
Total Funds Expended	\$13,045.00	\$2,779,628.07



Match Contributed	\$0.00	\$401,056.73
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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	\$247,542.56
Limit on State Admin	\$0.00	\$247,542.56

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:

In this quarter, the City's final two units were fully occupied. The City's Phase I NSP efforts are complete, and the City anticipates closing its NSP grant in the following quarter.

- Total Properties: 30
- Total Single Family Resold: 13
- Total Single Family Rental: 2
- Downpayment Assistance ONLY: 15
- Total Multifamily Units: 0
- Multifamily Units Completed and 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
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:

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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	Jan 1 thru Mar 31, 2013	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	\$5,970.49	\$247,542.56
Program Funds Drawdown	\$0.00	\$218,647.04
Program Income Drawdown	\$5,970.49	\$28,895.52
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$247,542.56
City of Elk Grove	\$0.00	\$247,542.56
Match Contributed	\$0.00	\$0.00

Activity Description:

Administrative costs of the NSP local program.

Location Description:

Citywide

Activity Progress Narrative:

In this quarter, the City continued to administer the NSP grant. Since all properties have been sold or transferred, the main tasks have been approving refinance requests from downpayment assistance recipients and completing closeout tasks. In the next quarter, the City plans to revise some draws to show that some low-income units were actually purchased by very low-income households. The City also plans to close the NSP grant. The amount drawn this quarter was reported as an expenditure in a previous quarter, but the submittal of the voucher in DRGR happens after the expenditure occurs and sometimes in the following quarter. Total funds expended and total funds drawn are now equal.



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 (HouseHold)

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	Jan 1 thru Mar 31, 2013	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	\$99,607.56	\$675,732.68
Program Funds Drawdown	\$0.00	\$550,158.12
Program Income Drawdown	\$99,607.56	\$125,574.56
Program Income Received	\$0.00	\$186,147.80
Total Funds Expended	\$13,045.00	\$675,732.68
City of Elk Grove	\$13,045.00	\$675,732.68
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 sold or transferred all of its very low-income units in the previous quarter. In this quarter, the final two rental units were occupied. Four households are reported for a total of two units because the property owner is leasing them as shared housing. This allows two tenants to share each unit, with a rental payment of \$400 each, including all utilities.

Amount of expenditures reported this quarter was expended in a prior quarter but not included as an expenditure in that quarter. In addition, some of the amount drawn this quarter was reported as an expenditure in a previous quarter, but the submittal of the voucher in DRGR happens after the expenditure occurs and sometimes in the following quarter. Total funds expended and total funds drawn are now equal.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	12/8
#Energy Star Replacement Windows	5	26/24
#Efficient AC added/replaced	1	5/4
#Replaced thermostats	1	2/6
#Replaced hot water heaters	0	3/5
#Light Fixtures (indoors) replaced	11	41/2
#Light fixtures (outdoors) replaced	0	8/12
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	1	3/4
#Low flow toilets	2	8/7
#Low flow showerheads	2	9/10
# ELI Households (0-30% AMI)	4	4/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	8/8
# of Singlefamily Units	2	8/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	4	0	4	8/8	0/0	8/8	100.00
# Owner Households	0	0	0	4/6	0/0	4/6	100.00
# Renter Households	4	0	4	4/2	0/0	4/2	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
9532 Emerald Park Dr Apt 3	Elk Grove		California	95624-2356	Match / Y
9508 Emerald Park Dr Apt 4	Elk Grove		California	95624-2362	Match / Y

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

Project Number:
02

Projected Start Date:
05/01/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acq/Rehab - LMMI (B)

Projected End Date:
09/30/2012

Completed Activity Actual End Date:
12/31/2012

Responsible Organization:
City of Elk Grove

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$438,924.69
Total Budget	\$0.00	\$438,924.69
Total Obligated	\$0.00	\$438,924.69
Total Funds Drawdown	\$0.00	\$438,924.69
Program Funds Drawdown	\$0.00	\$264,122.40
Program Income Drawdown	\$0.00	\$174,802.29
Program Income Received	\$0.00	\$188,394.09
Total Funds Expended	\$0.00	\$438,924.69
City of Elk Grove	\$0.00	\$438,924.69
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:

This activity was completed in a previous quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/3
#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	22/1
#Light fixtures (outdoors) replaced	0	8/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	2/1
#Low flow toilets	0	2/1
#Low flow showerheads	0	4/1

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

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

Activity Status:
 Under Way

Project Number:
 02

Project Title:
 Acq/Rehab - LMMI (B)

Projected Start Date:
 03/01/2010

Projected End Date:
 12/31/2012

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:
 12/13/2012

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Elk Grove

Overall	Jan 1 thru Mar 31, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,004,601.25
Total Budget	\$0.00	\$1,004,601.25
Total Obligated	\$0.00	\$1,004,601.25
Total Funds Drawdown	\$20,000.00	\$875,567.14
Program Funds Drawdown	\$0.00	\$748,856.54
Program Income Drawdown	\$20,000.00	\$126,710.60
Program Income Received	\$0.00	\$341,421.32
Total Funds Expended	\$0.00	\$875,567.14
City of Elk Grove	\$0.00	\$875,567.14
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:

This activity was completed in a previous quarter. The amount drawn this quarter was reported as an expenditure in a previous quarter, but the submittal of the voucher in DRGR happens after the expenditure occurs and sometimes in the following quarter. Total funds expended and total funds drawn are now equal.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/6
#Energy Star Replacement Windows	0	16/24

#Efficient AC added/replaced	0	6/3
#Replaced thermostats	0	1/3
#Replaced hot water heaters	0	5/3
#Light Fixtures (indoors) replaced	0	64/20
#Light fixtures (outdoors) replaced	0	10/14
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	1/3
#Low flow toilets	0	13/9
#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	0	10/6
# of Singlefamily Units	0	10/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/6	3/0	6/6	100.00
# Owner Households	0	0	0	3/6	3/0	6/6	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: 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 (HouseHold)

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	Jan 1 thru Mar 31, 2013	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	\$541,861.00
City of Elk Grove	\$0.00	\$541,861.00
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:

This activity was completed in a previous quarter.

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

