

**Grantee: Elk Grove, CA**

**Grant: B-08-MN-06-0002**

**October 1, 2012 thru December 31, 2012 Performance Report**

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**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****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**

\$3,590.00

\$2,654,050.02

**Program Funds Drawdown**

\$0.00

\$2,322,078.16

**Program Income Drawdown**

\$3,590.00

\$331,971.86

**Program Income Received**

\$108,641.96

\$717,530.15

**Total Funds Expended**

\$470,472.14

\$2,766,583.07



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	\$241,572.07
Limit on State Admin	\$0.00	\$241,572.07

## 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 continued to work with its two developer partners to resell or transfer the three remaining NSP units.

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

The final two units were transferred to a nonprofit for use as rental housing in this quarter, but were not yet occupied as of the end of the quarter and so will be reported in the next quarter. (The associated expenditures were reported in this quarter, however.)

## 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

<b>Grantee Activity Number:</b>	<b>00-Admin</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Project Number:**

Administration

**Projected Start Date:**

10/01/2008

**Benefit Type:**

( )

**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	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$278,965.00
<b>Total Budget</b>	\$0.00	\$278,965.00
<b>Total Obligated</b>	\$0.00	\$278,965.00
<b>Total Funds Drawdown</b>	\$0.00	\$241,572.07
<b>Program Funds Drawdown</b>	\$0.00	\$218,647.04
<b>Program Income Drawdown</b>	\$0.00	\$22,925.03
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$1,224.58	\$247,542.56
City of Elk Grove	\$1,224.58	\$247,542.56
<b>Match Contributed</b>	\$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 funding, including transferring all remaining properties in Phase I of the program and dealing with refinance requests from downpayment assistance recipients. Funds expended in this quarter have been adjusted to account for minor and unintentional errors in staff cost calculation in the previous quarter (July-Sept 2012). The fund expenditure total is correct for December 31, 2012. Funds expended exceeds funds drawn because the City's draws for staff time run a quarter behind.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / 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	

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**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**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$847,784.17
<b>Total Budget</b>	\$0.00	\$847,784.17
<b>Total Obligated</b>	\$0.00	\$847,784.17
<b>Total Funds Drawdown</b>	\$0.00	\$576,125.12
<b>Program Funds Drawdown</b>	\$0.00	\$550,158.12
<b>Program Income Drawdown</b>	\$0.00	\$25,967.00
<b>Program Income Received</b>	\$47,427.76	\$186,147.80
<b>Total Funds Expended</b>	\$86,562.56	\$662,687.68
City of Elk Grove	\$86,562.56	\$662,687.68
<b>Match Contributed</b>	\$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 last of the very low-income resale homes sold in this quarter. The two units on Emerald Park Drive were also transferred in this quarter, but they were not occupied and so will be reported in the next quarter.

Funds expended is greater than total funds drawdown because although the funds were expended in this quarter, the draws were not completed and approved until the following quarter (Jan-March 2013).

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	10/8



#Energy Star Replacement Windows	6	21/24
#Efficient AC added/replaced	1	4/4
#Replaced thermostats	1	1/6
#Replaced hot water heaters	1	3/5
#Light Fixtures (indoors) replaced	6	30/2
#Light fixtures (outdoors) replaced	3	8/12
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	2/4
#Low flow toilets	2	6/7
#Low flow showerheads	2	7/10
# ELI Households (0-30% AMI)	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	6/8
# of Singlefamily Units	1	6/8

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	4/8	0/0	4/8	100.00
# Owner Households	1	0	1	4/6	0/0	4/6	100.00
# Renter Households	0	0	0	0/2	0/0	0/2	0

### Activity Locations

Address	City	County	State	Zip	Status / Accept
9313 Aizenberg Cir	Elk Grove		California	95624-1659	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	



<b>Grantee Activity Number:</b>	<b>02.1-AcqRehab-LMMI-HBT</b>
<b>Activity Title:</b>	<b>LMMI Acq/Rehab - Homes by Towne</b>

**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:**  
09/30/2012

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Elk Grove

Overall	Oct 1 thru Dec 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$438,924.69
<b>Total Budget</b>	\$0.00	\$438,924.69
<b>Total Obligated</b>	\$0.00	\$438,924.69
<b>Total Funds Drawdown</b>	\$0.00	\$438,924.69
<b>Program Funds Drawdown</b>	\$0.00	\$264,122.40
<b>Program Income Drawdown</b>	\$0.00	\$174,802.29
<b>Program Income Received</b>	\$0.00	\$188,394.09
<b>Total Funds Expended</b>	\$0.00	\$438,924.69
City of Elk Grove	\$0.00	\$438,924.69
<b>Match Contributed</b>	\$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:**

All homes included in the activity have been resold.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	6/3
<b>#Energy Star Replacement Windows</b>	0	1/1
<b>#Efficient AC added/replaced</b>	0	2/1
<b>#Replaced hot water heaters</b>	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

**Project Number:**

02

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,004,601.25
<b>Total Budget</b>	\$0.00	\$1,004,601.25
<b>Total Obligated</b>	\$0.00	\$1,004,601.25
<b>Total Funds Drawdown</b>	\$3,590.00	\$855,567.14
<b>Program Funds Drawdown</b>	\$0.00	\$748,856.54
<b>Program Income Drawdown</b>	\$3,590.00	\$106,710.60
<b>Program Income Received</b>	\$61,214.20	\$341,421.32
<b>Total Funds Expended</b>	\$23,590.00	\$875,567.14
City of Elk Grove	\$23,590.00	\$875,567.14
<b>Match Contributed</b>	\$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:**

NeighborWorks sold their final home in Phase I of the City's NSP Program. Funds expended exceeds the total funds drawdown because the developer fee of \$20,000, while paid in this quarter, was not approved in DRGR until the following quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	8/6
<b>#Energy Star Replacement Windows</b>	11	16/24
<b>#Efficient AC added/replaced</b>	1	6/3



#Replaced thermostats	1	1/3
#Replaced hot water heaters	1	5/3
#Light Fixtures (indoors) replaced	12	64/20
#Light fixtures (outdoors) replaced	2	10/14
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	1/3
#Low flow toilets	2	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	1	10/6
# of Singlefamily Units	1	10/6

### 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	3/0	6/6	100.00
# Owner Households	0	1	1	3/6	3/0	6/6	100.00

### Activity Locations

Address	City	County	State	Zip	Status / Accept
8629 Lujan Crest Ct	Elk Grove		California	95624-2845	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:** 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**

	<b>Oct 1 thru Dec 31, 2012</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$541,861.00
<b>Total Budget</b>	\$0.00	\$541,861.00
<b>Total Obligated</b>	\$0.00	\$541,861.00
<b>Total Funds Drawdown</b>	\$0.00	\$541,861.00
<b>Program Funds Drawdown</b>	\$0.00	\$540,294.06
<b>Program Income Drawdown</b>	\$0.00	\$1,566.94
<b>Program Income Received</b>	\$0.00	\$1,566.94
<b>Total Funds Expended</b>	\$359,095.00	\$541,861.00
City of Elk Grove	\$359,095.00	\$541,861.00
<b>Match Contributed</b>	\$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 2010. Funds expended include a correction to previous quarters to reflect the total expenditures on the DAP. in the amount of \$541,861.

**Accomplishments Performance Measures**

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

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