

**Grantee: Elk Grove, CA**

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

**January 1, 2012 thru March 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	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	\$32,941.89	\$2,606,816.88
Program Funds Drawdown	\$0.00	\$2,322,078.16
Program Income Drawdown	\$32,941.89	\$284,738.72
Program Income Received	\$43,026.11	\$475,069.03
Total Funds Expended	\$1,920,194.66	\$2,257,213.79



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	\$231,588.93
Limit on State Admin	\$0.00	\$231,588.93

## 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:

- Total Properties: 30 (includes DAP)
- Total Single-Family Resold: 9
- Total Single-Family Rental: 0
- Downpayment Assistance ONLY: 15
- Total Multi-Family Units: 0
- Multi-Family Units Completed and Occupied: 0

The City has six properties left to be resold/rented under Phase I of the NSP Acquisition/Rehab/Resale Program.

## 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
BCKT, Bucket Project	\$0.00	\$278,965.00	\$218,647.04



## Activities

**Grantee Activity Number:** 00-Admin  
**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

BCKT

**Projected Start Date:**

10/01/2008

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Bucket Project

**Projected End Date:**

12/31/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Elk Grove

Overall	Jan 1 thru Mar 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>	\$12,941.89	\$231,588.93
<b>Program Funds Drawdown</b>	\$0.00	\$218,647.04
<b>Program Income Drawdown</b>	\$12,941.89	\$12,941.89
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$190,447.96	\$241,080.84
City of Elk Grove	\$190,447.96	\$241,080.84
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administrative costs of the NSP local program.

**Location Description:**

Citywide

**Activity Progress Narrative:**

Funds expended include program funds and program income expended and/or incurred through March 31, 2012, less what had previously been reported. (This includes corrections to previous quarters' expenditures.) A total of \$2,662.41 was incurred for staff costs during the Jan-March 2012 quarter, but the draw will not be completed until the subsequent quarter.

The City continued to administer the NSP funding, primarily in overseeing the City's two developer partners as they work to sell their last six properties in Phase I of the program.

**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

<b>Overall</b>	<b>Jan 1 thru Mar 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>	\$0.00	\$138,720.04
<b>Total Funds Expended</b>	\$550,158.12	\$576,125.12
City of Elk Grove	\$550,158.12	\$576,125.12
<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 City continued to work with its two developer partners to sell or rent very low-income units. Of the three remaining very low-income units, one unit was under rehabilitation and is expected to be completed and offered for resale in April 2012. The City continued to work toward a solution for transferring two very low-income condo units that have not proved marketable for resale to a nonprofit for use as very low-income rental housing. As of the end of March, a special meeting of the homeowners' association board was pending and is needed to secure permission to rent the units for an indefinite timeframe. Funds expended include program funds and program income through March 31, 2012, less what had previously been reported. (This includes corrections to previous quarters' expenditures.) The City has spent a total of \$576,125.12 on this activity to date.



## 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 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

## 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	

<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:**  
05/30/2010

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Elk Grove

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$425,264.69
<b>Total Budget</b>	\$0.00	\$425,264.69
<b>Total Obligated</b>	\$0.00	\$425,264.69
<b>Total Funds Drawdown</b>	\$0.00	\$425,264.69
<b>Program Funds Drawdown</b>	\$0.00	\$264,122.40
<b>Program Income Drawdown</b>	\$0.00	\$161,142.29
<b>Program Income Received</b>	\$0.00	\$137,446.59
<b>Total Funds Expended</b>	\$397,496.44	\$425,264.69
City of Elk Grove	\$397,496.44	\$425,264.69
<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:**

Construction on the one remaining Homes by Towne low-income unit was about 90% complete as of the end of the quarter. The City had set pricing for the unit, and expects to complete a final inspection in April 2012. The unit will also be listed for sale in April 2012. Funds expended include program funds and program income through March 31, 2012, less what had previously been reported. (This includes corrections to previous quarters' expenditures.) The City has spent a total of \$425,264.69 on this activity to date.

**Accomplishments Performance Measures**

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

**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:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Elk Grove

Overall	Jan 1 thru Mar 31, 2012	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,018,261.25
<b>Total Budget</b>	\$0.00	\$1,018,261.25
<b>Total Obligated</b>	\$0.00	\$1,018,261.25
<b>Total Funds Drawdown</b>	\$20,000.00	\$831,977.14
<b>Program Funds Drawdown</b>	\$0.00	\$748,856.54
<b>Program Income Drawdown</b>	\$20,000.00	\$83,120.60
<b>Program Income Received</b>	\$43,026.11	\$197,335.46
<b>Total Funds Expended</b>	\$782,092.14	\$831,977.14
City of Elk Grove	\$782,092.14	\$831,977.14
<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 had two units remaining as of the end of the quarter, both with sales pending. One unit (5045 Felicia) was approved for resale by the City and is expected to close in early April 2012. The other unit (8629 Lujan Crest) has not yet secured full City approval, but is expected to close in May 2012. Funds expended include program funds and program income through March 31, 2012, less what had previously been reported. (This includes corrections to previous quarters' expenditures.) The City has spent a total of \$831,977.14 on this activity to date.

**Accomplishments Performance Measures**

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



#Energy Star Replacement Windows	0	5/24
#Efficient AC added/replaced	0	4/3
#Replaced thermostats	0	0/3
#Replaced hot water heaters	0	3/3
#Light Fixtures (indoors) replaced	0	41/20
#Light fixtures (outdoors) replaced	0	6/14
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	1/3
#Low flow toilets	0	9/9
#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	8/6
# of Singlefamily Units	0	8/6

### 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	1/0	4/6	100.00
# Owner Households	0	0	0	3/6	1/0	4/6	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

<b>Overall</b>	<b>Jan 1 thru Mar 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>	\$0.00	\$182,766.00
City of Elk Grove	\$0.00	\$182,766.00
<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:**

Funds expended include program funds and program income through March 31, 2012. This program was completed in 2010. No additional funding is expected to be made available for downpayment assistance through the NSP grant.

**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>	15	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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