

**Grantee: Elk Grove, CA**

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

**October 1, 2010 thru December 31, 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

**Total Projected Budget from All Sources**  
**Total CDBG Program Funds Budgeted**  
**Program Funds Drawdown**  
**Program Funds Obligated**  
**Program Funds Expended**

### This Report Period

N/A  
N/A  
\$873,572.98  
\$0.00  
\$0.00

### To Date

\$2,389,651.00  
\$2,389,651.00  
\$2,230,273.41  
\$2,389,651.00  
\$233,398.88

Match Contributed	\$0.00	\$401,056.73
Program Income Received	\$0.00	\$1,566.94
Program Income Drawdown	\$0.00	\$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	\$183,606.69
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 obligated 100 percent of its NSP funds by the September 17, 2010 deadline, and has spent over 93 percent of its NPS funds to-date. The City has completed its DAP activity, which leaves the two acquisition/rehabilitation/resale activities remaining. During this quarter, the City acquired eight eligible properties for the VLI and LMMI acquisition/rehab activities. After acquiring these remaining eligible properties, the City focused on working with its two developer partners, NeighborWorks and HomesbyTowne, on strengthening their resale efforts. The City has met with the two developers to discuss a variety of topics, including: how to market and sell deed restricted properties; the income certification process; the deed and transfer restrictions; unit pricing; and declining home prices and rising interest rates. For the upcoming quarter, the City will be focused on finishing the rehabilitation of acquired properties and selling available properties to eligible households.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01, Acq/Rehab - VLI (B)	\$350,120.60	\$597,413.00	\$500,158.12
02, Acq/Rehab - LMMI (B)	\$475,476.14	\$1,012,978.94	\$1,006,214.54
03, Downpayment Assistance (A)	\$0.00	\$540,294.06	\$540,294.06
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$47,976.24	\$238,965.00	\$183,606.69

## 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**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$238,965.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$238,965.00
<b>Program Funds Drawdown</b>	\$47,976.24	\$183,606.69
<b>Program Funds Obligated</b>	\$0.00	\$238,965.00
<b>Program Funds Expended</b>	\$0.00	\$50,632.88
City of Elk Grove	\$0.00	\$50,632.88
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</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 Neighborhood Stabilization Program with a focus on the Acquisition/Rehab activities.

**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

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**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$597,413.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$597,413.00
<b>Program Funds Drawdown</b>	\$350,120.60	\$500,158.12
<b>Program Funds Obligated</b>	(\$31,085.84)	\$597,413.00
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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 continued to work with NeighborWorks and HomesbyTowne to acquire eligible properties for acquisition, rehabilitation, and resale. During this quarter, the City acquired an additional three properties: Emerald Park Drive #4, Elk Grove, CA; 9578 Jan Marie Way; Elk Grove, CA; and 9313 Aizenberg Circle, Elk Grove, CA. Combined, the City has acquired six properties for rehabilitation and resale to very low-income households. Two of the very low-income units have been completely rehabilitated and are now available for sale. The City has accepted an offer for the sale of one of those units pending the completion of the participant eligibility process. The other four units are expected to become available for sale by spring 2011.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	3/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	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
9313 Aizenberg Circle	Elk Grove	NA	95624
9578 Jan Marie Way	Elk Grove	NA	95624
9508 Emerald Park Drive #4	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	

<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 Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Elk Grove

Overall	Oct 1 thru Dec 31, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$264,122.40
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$264,122.40
<b>Program Funds Drawdown</b>	\$0.00	\$264,122.40
<b>Program Funds Obligated</b>	(\$160,000.00)	\$264,122.40
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$162,281.60
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:

The City continued to work with HomesbyTowne to acquire eligible properties for acquisition, rehabilitation, and resale. During this quarter, the City acquired one additional property at 9416 Ivydale Circle, Elk Grove, CA. Combined with acquisitions from the previous quarter, the City has acquired three properties for rehabilitation and resale to low-income households. Two homes are completed rehabilitated and one is available for sale. The other unit will become available for sale by spring 2011.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	1	3/3

  

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	1	3/3
# 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
9416 Ivydale Circle	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	

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**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

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$748,856.54
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$748,856.54
<b>Program Funds Drawdown</b>	\$475,476.14	\$742,092.14
<b>Program Funds Obligated</b>	\$191,085.84	\$748,856.54
<b>Program Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$238,775.13
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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:**

The City continued to work with NeighborWorks to acquire eligible properties for acquisition, rehabilitation, and resale. During this quarter, the City acquired an additional four properties: 5045 Felicia Way, Elk Grove, CA; 8629 Lujan Crest Court, Elk Grove, CA; 8712 Los Banos Way, Elk Grove, CA; and 9339 Mark Street, Elk Grove, CA. Combined with acquisitions from the previous quarter, the City has acquired six properties for rehabilitation and resale to low-income households. One home is completed rehabilitated, and will be available for sale in the next 30 days. The other five units will become available for sale by spring and summer 2011.

**Accomplishments Performance Measures**

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

Address	City	State	Zip
5045 Felicia Way	Elk Grove	NA	95758
8629 Lujan Crest Court	Elk Grove	NA	95624
9339 Mark Street	Elk Grove	NA	95624
8712 Los Banos Way	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	