

**Grantee: Elk Grove, CA**

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

**April 1, 2011 thru June 30, 2011 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:**  
03/19/2013

**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  
\$21,592.38  
\$0.00  
\$17,510.25

## To Date

\$2,389,651.00  
\$2,389,651.00  
\$2,294,574.40  
\$2,389,651.00  
\$250,909.13

<b>Match Contributed</b>	\$0.00	\$401,056.73
<b>Program Income Received</b>	\$131,203.42	\$132,770.36
<b>Program Income Drawdown</b>	\$130,884.29	\$132,451.23

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$401,056.73
<b>Limit on Public Services</b>	\$358,447.65	\$0.00
<b>Limit on Admin/Planning</b>	\$238,965.10	\$217,907.68
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$597,412.75	\$597,413.00

## Overall Progress Narrative:

In this quarter, the City continued to work with its two developer partners, Homes by Towne and NeighborWorks, to rehabilitate homes and market them for resale to very low- and low-income buyers. Two homes were resold during this period, and six additional homes were listed for sale. Three offers on homes for sale were accepted, and these transactions are expected to close in the next quarter. A total of seven homes are continuing to undergo renovations and are expected to be available for sale in the next quarter. The City attempted to address challenges with marketing the units by adjusting its pricing policy, lessening the length of the deed restriction (to 15 years), and promoting units for sale with mailings, information on the City's website, and other methods. The City's Downpayment Assistance Program ended in July 2010, and the City continues to explore non-NSP resources to continue it.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
01, Acq/Rehab - VLI (B)	\$10,000.00	\$597,413.00	\$530,158.12
02, Acq/Rehab - LMMI (B)	\$0.00	\$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	\$11,592.38	\$238,965.00	\$217,907.68

## 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	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$238,965.00
Total CDBG Program Funds Budgeted	N/A	\$238,965.00
Program Funds Drawdown	\$11,592.38	\$217,907.68
Program Funds Obligated	\$0.00	\$238,965.00
Program Funds Expended	\$0.00	\$50,632.88
City of Elk Grove	\$0.00	\$50,632.88
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Administrative costs of the NSP local program.

**Location Description:**

Citywide

**Activity Progress Narrative:**

The City continued to administer its NSP grant, working closely with its two developer partners to address challenges with the timing of unit rehab and marketing. A continuing decline in market-rate housing prices led the City to make some program adjustments designed to make the NSP units more attractive to low-income buyers.

**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

**Overall**

**Apr 1 thru Jun 30, 2011**

**To Date**

<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>	\$10,000.00	\$530,158.12
<b>Program Funds Obligated</b>	\$0.00	\$597,413.00
<b>Program Funds Expended</b>	\$3,156.00	\$3,156.00
City of Elk Grove	\$3,156.00	\$3,156.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$53,687.81	\$53,687.81
<b>Program Income Drawdown</b>	\$3,156.00	\$3,156.00

**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:**

Reported accomplishments include one unit resale (Queensbury Court). The City has five very low-income units remaining to be resold, three of which were on the market. One offer on a very low-income unit was accepted during this quarter, and the transaction is expected to close in August 2011. Rehab work will be completed in July 2011, and rehab work on one unit will begin in the next 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	7/6
<b>#Energy Star Replacement Windows</b>	1	1/2
<b>#Efficient AC added/replaced</b>	1	1/2

#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	6	6/2
#Light fixtures (outdoors) replaced	3	3/2
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/2
#Dishwashers replaced	1	1/2
#Low flow toilets	0	0/2
#Low flow showerheads	1	1/2
# ELI Households (0-30% AMI)	0	0/0

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

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
9472 Queensbury Court	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	

<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

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2011</b>	<b>To Date</b>
<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>	\$0.00	\$264,122.40
<b>Program Funds Expended</b>	\$14,354.25	\$14,354.25
City of Elk Grove	\$14,354.25	\$14,354.25
<b>Match Contributed</b>	\$0.00	\$162,281.60
<b>Program Income Received</b>	\$77,515.61	\$77,515.61
<b>Program Income Drawdown</b>	\$127,728.29	\$127,728.29

**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 closed one resale home (Quintanna Court), and one additional home was on the market during this quarter. One home is ready to begin rehabilitation.

**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	4/3
<b>#Energy Star Replacement Windows</b>	0	0/1
<b>#Efficient AC added/replaced</b>	1	1/1
<b>#Replaced hot water heaters</b>	1	1/1
<b>#Light Fixtures (indoors) replaced</b>	9	9/1

#Light fixtures (outdoors) replaced	4	4/1
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	1	1/1
#Low flow toilets	0	0/1
#Low flow showerheads	2	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	4/3
# of Singlefamily Units	1	4/3

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
9309 Quintanna Court	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	

**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:**

08/31/2010

**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, 2011**

**To Date**

<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>	\$0.00	\$742,092.14
<b>Program Funds Obligated</b>	\$0.00	\$748,856.54
<b>Program Funds Expended</b>	\$0.00	\$0.00
City of Elk Grove	\$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:**

Rehabilitation work on two homes was completed during this period. A total of three homes were marketed, and all three received accepted offers. Those transactions are expected to close next quarter. In addition, a total of four homes continued to undergo rehabilitation work. All four are expected to be completed and marketed for sale in the next 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>	0	2/6
<b>#Energy Star Replacement Windows</b>	0	0/2
<b>#Efficient AC added/replaced</b>	0	0/2
<b>#Replaced hot water heaters</b>	0	0/2

#Light Fixtures (indoors) replaced	0	0/2
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/2
#Dishwashers replaced	0	0/2
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/6
# of Singlefamily Units	2	4/6

### 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
# Owner Households	0	0	0	0/6	0/0	0/6	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	