

**Grantee: Elk Grove, CA**

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

**July 1, 2011 thru September 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:**

No QPR Contact Found

**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****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,389,651.00

**Total CDBG Program Funds Budgeted**

N/A

\$2,389,651.00

**Program Funds Drawdown**

\$20,739.36

\$2,315,313.76

**Program Funds Obligated**

\$0.00

\$2,389,651.00

**Program Funds Expended**

\$17,098.00

\$268,007.13

<b>Match Contributed</b>	\$0.00	\$401,056.73
<b>Program Income Received</b>	\$156,378.70	\$289,149.06
<b>Program Income Drawdown</b>	\$27,098.00	\$159,549.23

## 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	\$218,647.04
<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 the quarter ending September 30, 2011, the City continued to market the units available under the Acquisition/Rehab/Resale Program. A total of five units have been sold to date, with an additional four units pending sale. All but two of the units have had rehab work completed, although punchlist items are pending on several units. The City planned an article in the City newsletter that will be delivered to all Elk Grove residents the first week of October; the article will highlight the remaining homes available.

## 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)	\$20,000.00	\$597,413.00	\$550,158.12
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	\$739.36	\$238,965.00	\$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:**

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**

**Jul 1 thru Sep 30, 2011**

**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>	\$739.36	\$218,647.04
<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 assist its two developers under the Acquisiton/Rehab/Resale Program with marketing efforts, including an article in the City's newsletter. The City also continued to qualify applicants to participate in the ARR program.

**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**

**Jul 1 thru Sep 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>	\$20,000.00	\$550,158.12
<b>Program Funds Obligated</b>	\$0.00	\$597,413.00
<b>Program Funds Expended</b>	\$0.00	\$3,156.00
City of Elk Grove	\$0.00	\$3,156.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$54,568.05	\$108,255.86
<b>Program Income Drawdown</b>	\$0.00	\$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:**

One home was resold to a very low-income household. In addition, two very low-income properties remained on the market and one new very low-income property was advertised for resale. Two condo properties are priced at \$55,100, and are having trouble reselling due to inability to secure FHA financing because of a low owner-occupancy rate; the developer has found a bank willing to do a 15-year mortgage for 80% of the purchase price. The new property is a single-family home priced at \$93,700; it generated an offer quickly and is currently pending sale with an expected closing date in October 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>	1	8/6
<b>#Energy Star Replacement Windows</b>	7	8/2
<b>#Efficient AC added/replaced</b>	1	2/2

#Replaced hot water heaters	1	1/2
#Light Fixtures (indoors) replaced	9	15/2
#Light fixtures (outdoors) replaced	0	3/2
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/2
#Dishwashers replaced	1	2/2
#Low flow toilets	2	2/2
#Low flow showerheads	2	3/2
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	4/6
# of Singlefamily Units	1	4/6

## Beneficiaries Performance Measures

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

## Activity Locations

Address	City	State	Zip
8728 Elk 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	

<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	Jul 1 thru Sep 30, 2011	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>	\$0.00	\$264,122.40
<b>Program Funds Expended</b>	\$13,414.00	\$27,768.25
City of Elk Grove	\$13,414.00	\$27,768.25
<b>Match Contributed</b>	\$0.00	\$162,281.60
<b>Program Income Received</b>	\$59,930.98	\$137,446.59
<b>Program Income Drawdown</b>	\$23,414.00	\$151,142.29

**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:**

Homes by Towne sold one unit during this quarter, bringing their total number of units resold to three (one was a very low-income unit). Two condominium units were on the market, and an offer on one was accepted in late September. Repricing of the condo units increased the level of interest considerably. Two additional single-family units were in the early stages of rehabilitation.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	1	5/3
<b>#Energy Star Replacement Windows</b>	1	1/1
<b>#Efficient AC added/replaced</b>	1	2/1
<b>#Replaced hot water heaters</b>	0	1/1



#Light Fixtures (indoors) replaced	5	14/1
#Light fixtures (outdoors) replaced	2	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	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/3
# of Singlefamily Units	1	5/3

### 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	2/0	2/3	100.00
# Owner Households	0	1	1	0/3	2/0	2/3	100.00

### Activity Locations

Address	City	State	Zip
9477 Laguna Pointe Way	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**

**Jul 1 thru Sep 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>	\$3,684.00	\$3,684.00
City of Elk Grove	\$3,684.00	\$3,684.00
<b>Match Contributed</b>	\$0.00	\$238,775.13
<b>Program Income Received</b>	\$41,879.67	\$41,879.67
<b>Program Income Drawdown</b>	\$3,684.00	\$3,684.00

**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:**

NeighborWorks sold one home (9332 Barth Street) to a low-income household during this quarter. Additionally, they had five other homes listed for sale at prices affordable to low-income households. Two of these homes was pending sale as of the end of the quarter, and are expected to close in October or November 2011. There has been substantial interest in homes priced under \$130,000. Two homes were released for sale in late September, so there has not been sufficient time to gauge interest.

**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	3/6
<b>#Energy Star Replacement Windows</b>	4	4/2
<b>#Efficient AC added/replaced</b>	1	1/2

#Replaced hot water heaters	1	1/2
#Light Fixtures (indoors) replaced	10	10/2
#Light fixtures (outdoors) replaced	1	1/2
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/2
#Dishwashers replaced	1	1/2
#Low flow toilets	2	2/2
#Low flow showerheads	2	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/6
# of Singlefamily Units	1	5/6

### Beneficiaries Performance Measures

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

### Activity Locations

Address	City	State	Zip
9332 Barth Street	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	