

Action Plan

Grantee: Riverside, CA

Grant: B-08-MN-06-0519

LOCCS Authorized Amount:	\$ 6,581,916.00
Grant Award Amount:	\$ 6,581,916.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 6,000,000.00
Total Budget:	\$ 12,581,916.00

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

Distribution and and Uses of Funds:

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
-----------	---------------	--------------------	----------------	-----------------



1	Acquisition and Rehab	NSP-1	Acquisition, Rehab and Resale to Qualified Buyers
		NSP-2a	Acquisition, Rehab and Lease to Own
		NSP-2b	Acquisition, Rehab and Rent to Eligible Households
		NSP-2c	Acquisition, Rehab, Rent to Households < 50% AMI
3	Acquisition and Demolition	NSP-3	Demolition of Acquired Properties
4	Administration	NSP-5	Administration
5	Homeownership Assistance	NSP-4	Homeownership Assistance
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / 1 / Acquisition and Rehab

Grantee Activity Number: NSP-1

Activity Title: Acquisition, Rehab and Resale to Qualified Buyers

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 6,832,666.64

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 6,832,666.64

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
80		80	100.00
80		80	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Substantially Rehabilitated Units

#Low flow showerheads

#Low flow toilets

#Dishwashers replaced

#Light fixtures (outdoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

Total

80

80

80

80

80

80

160

80

80

80



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Riverside	Unknown	\$ 6,832,666.64

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) are shown on Exhibit A (map) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf>. The high priority locations are scattered throughout the City.

Activity Description:

The City of Riverside will acquire and rehabilitate foreclosed, abandoned single family units and sell them to income-eligible first time homebuyers (individuals and families that have not owned real property in the previous three years). This will be done through a combination of leveraged and partnered purchase and direct purchases. The final sales price will be no greater than the initial acquisition and rehabilitation costs. All acquisitions will be for at least 15% below an appraised value determined no more than 60 days prior to the date of the offer to purchase. Income-eligible first time homebuyers shall not be earning greater than 120% AMI as defined by HUD. The table at Exhibit B shows these income limits as adjusted for family size. The prospective buyers will be required to attend both pre-acquisition HUD-certified homebuyer counseling, and post-acquisition homebuyer counseling. The principal, interest, taxes, insurance and (if applicable) homeowner association fees shall not exceed 35% of the family's adjusted gross income. A minimum 3% down payment will be required of the home-buying family. Should a gap exist between the mortgage based on the sales price and 35% of the family's income, the gap may be filled with NSP funds on a pro-rated equity share basis. The City's loan would be a junior lien; the pro-rata equity share would be based on the percent the subsidy is calculated on the after-rehab sales price. Acquisitions and rehabilitations will be both leveraged and 100% financed, depending on specific circumstances. Acquisitions will be done in small batches, grouped either geographically or by lender, depending on the negotiations for purchase. This will be Riverside's primary use of NSP funds.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP-2a

Activity Title: Acquisition, Rehab and Lease to Own

Activity Type:

Acquisition - general

Project Number:

1

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Planned

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

Low

Mod

Low/Mod%

0.0

Proposed Accomplishments

of Properties

Total

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Riverside

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Description:

This activity is for acquisition/rehabilitation/rental, specifically for lease-to-own purposes. In those instances where applicant households have appropriate income but less than satisfactory credit, this will provide a mechanism that allows them time to repair their credit while living the unit that will become their own home. The lease-to-own term will not exceed 36 months; the household will be paying 35% of their monthly income for



housing costs, of which 30% will include the affordable rent less utility allowances, and 5% will go into a holding fund which will accumulate toward the household's downpayment. At the point that the household's creditworthiness would allow for a lender to provide the first trust deed, and the amount saved toward the downpayment has met or exceeded 3% of the purchase price, the unit will be sold to the household at the total amount of investment in the unit by the City. Should there be an affordability gap, some portion of the City's original investment of acquisition and rehabilitation funds will remain in the property as a "silent second" (no monthly payments due, and a proportionate equity-share mechanism in lieu of interest) to be repaid upon change in title or status as owner-occupied housing. The property will have an affordability covenant recorded against it, for a period of 55 years. As with other assisted single family units through Riverside's rehabilitation programs and down-payment assistance programs, continued affordability is ensured through an annual monitoring process. Initial acquisition by the City will average at least 15% below a current appraised value. No interest will be charged, instead a proportionate equity-share mechanism will be used. The sales price will be no greater than the total investment by the City (including acquisition, rehabilitation and associated program delivery costs). For example, if a completed unit is sold for \$200,000, and \$25,000 remains as a "silent second", this amount represents 12.5% of the original purchase price. When the unit is sold in future years, the \$25,000 principal and 12.5% of any equity (increase in value less capital improvements and costs of sale) would be recaptured. For example if the unit is sold in the future for \$400,000, and capital improvements to the unit and costs of sale total \$50,000, then the amount due to the City would be \$43,750 (original principal of \$25,000, plus 12.5% of the equity which is calculated at \$400,000 less household's acquisition price of \$200,000, less \$50,000 in capital improvements and costs of sale: $\$400,000 - \$200,000 = \$200,000$; $\$200,000 - \$50,000 = \$150,000$; $\$150,000 \times 12.5\% = \$18,750$; $\$18,750 + \$25,000 = \$43,750$).

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP-2b

Activity Title: Acquisition, Rehab and Rent to Eligible Households

Activity Type:

Acquisition - general

Project Number:

1

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Planned

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
			0.0

of Households

Proposed Accomplishments

Total

of Parcels acquired voluntarily

of Parcels acquired by condemnation

of Properties

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Riverside

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Description:

This activity is for acquisition/rehabilitation/rental, specifically to provide affordable rental opportunities for households earning greater than 50% AMI but less than 120% AMI. Rents charged will be no greater than the Fair Market Rents, as published by HUD. Household rent can not exceed 30% of the household's monthly income, less appropriate utility allowances. Should a gap exist, a subsidy from another source must be identified.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Grantee Activity Number: NSP-2c

Activity Title: Acquisition, Rehab, Rent to Households < 50% AMI

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:

Direct (Households)

Activity Status:

Under Way

Project Title:

Acquisition and Rehab

Projected End Date:

07/20/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,034,113.94

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,034,113.94

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
17	17		100.00
17	17		100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Multifamily Units

of Housing Units

of Substantially Rehabilitated Units

#Low flow showerheads

#Low flow toilets

#Dishwashers replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

of Properties

Total

2

17

19

6

6

6

6

12

18

6

6

6

6



Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Riverside	Unknown	\$ 4,034,113.94

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) are shown on Exhibit A (map) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf>. The high priority locations are scattered throughout the City.

Activity Description:

The City of Riverside will acquire and rehabilitate foreclosed, abandoned single family units and sell them to income-eligible first time homebuyers (individuals and families that have not owned real property in the previous three years). This will be done through a combination of leveraged and partnered purchase and direct purchases. The final sales price will be no greater than the initial acquisition and rehabilitation costs. All acquisitions will be for at least 15% below an appraised value determined no more than 60 days prior to the date of the offer to purchase. Income-eligible first time homebuyers shall not be earning greater than 120% AMI as defined by HUD. The table at Exhibit B shows these income limits as adjusted for family size. The prospective buyers will be required to attend both pre-acquisition HUD-certified homebuyer counseling, and post-acquisition homebuyer counseling. The principal, interest, taxes, insurance and (if applicable) homeowner association fees shall not exceed 35% of the family's adjusted gross income. A minimum 3% down payment will be required of the home-buying family. Should a gap exist between the mortgage based on the sales price and 35% of the family's income, the gap may be filled with NSP funds on a pro-rated equity share basis. The City's loan would be a junior lien; the pro-rata equity share would be based on the percent the subsidy is calculated on the after-rehab sales price. Acquisitions and rehabilitations will be both leveraged and 100% financed, depending on specific circumstances. Acquisitions will be done in small batches, grouped either geographically or by lender, depending on the negotiations for purchase. This will be Riverside's primary use of NSP funds.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 3 / Acquisition and Demolition

Grantee Activity Number: NSP-3

Activity Title: Demolition of Acquired Properties

Activity Type:

Clearance and Demolition

Project Number:

3

Projected Start Date:

01/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition and Demolition

Projected End Date:

07/20/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 456,943.82

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 456,943.82

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

3

Low

Mod

3

Low/Mod%

100.00

Proposed Accomplishments

of Singlefamily Units

Total

3

of Housing Units

3

of Properties

3

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Riverside

Organization Type

Unknown

Proposed Budget

\$ 456,943.82

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Description:

This activity is for acquisition/demolition/redevelopment of foreclosed, abandoned single family properties that

would require more funds to rehabilitate than to demolish and rebuild. After consultation with the City's Building Official, a determination would be made to demolish the structure instead of attempting to rehabilitate it. The property would then be made available to non-profit housing providers to plan the redevelopment of the property as soon as feasible. Redevelopment may include sale of the property at current fair market value, or below current fair market value, or partnership with the non-profit agency. Other possible uses under this activity type might include vacant, foreclosed properties that allow for the expansion or improvement of a public facility.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Project # / 4 / Administration

Grantee Activity Number: NSP-5

Activity Title: Administration

Activity Type:

Administration

Project Number:

4

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/20/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,258,191.60

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,258,191.60

Benefit Report Type:

NA

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Riverside

Organization Type

Unknown

Proposed Budget

\$ 1,258,191.60

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Description:

Administration of the NSP Grant.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None



Environmental Reviews: None

Project # / 5 / Homeownership Assistance



Grantee Activity Number: NSP-4

Activity Title: Homeownership Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

5

Projected Start Date:

01/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Planned

Project Title:

Homeownership Assistance

Projected End Date:

07/20/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:**

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
# Owner Households			0.0
# of Households			0.0

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Riverside

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Description:

This activity is for financial assistance for an income eligible household to acquire a foreclosed, abandoned home. The form of assistance may include a mortgage rate buy-down, down payment assistance, or both.

Environmental Assessment: EXEMPT

Environmental Reviews: None

Activity Attributes: None

Activity Supporting Documents: None

Action Plan Comments:

Reviewer - Revisions approved

DiGruccio, Resubmit per suggested reformatting. RMD. 3/18/10.

DiGruccio, Need clarification of NSP-1 activity. Resubmit. RMD. 3/18/10.

DiGruccio, Approved per discussions the past week. RMD. 3/24/10.

DiGruccio, Budgets need to be corrected in NSP-1, NSP-2c, NSP-3 above. Total Budget and Proposed Budget not balanced. RMD. 8/3/10.

DiGruccio, Budget amounts corrected above. Approved. RMD. 8/3/10.

DiGruccio, Final budget corrections to reflect 100% obligation. LH25 at 25% and administration 10%. Approved. RMD. 8/19/10.

DiGruccio, Grantee is clarifying defined benefit activities between renters and purchasers in preparation for upcoming QPR reporting. Changes to NSP1, NSP2c and NSP3 above only. Approved. RMD. 1/26/11.

DiGruccio, Action Plan technical changes to correct beneficiary information on various Activities. This is necessary to correct data in QPR's. Approved. RMD. 2/16/11.

DiGruccio, Grantee is adjusting some budgets items to reflect closed escrow. Approved. RMD. 5/17/11.

Reviewer - No changes per grantee; edited action plan by mistake. Approved. MEA 8/30/2011

Reviewer - Minor administrative changes to correct performance measures for LH25 activity. Approved. EOO. 7/16/12.

Reviewer - Technical amendment to increase estimated PI and make budgetary adjustments. EOO. 8/30/12.

Reviewer - Carryout budgets for NSP1 and 2C do not match their respective activity budgets. Rejected. EOO. 10/5/12.

Reviewer - Minor administrative amendment to correct carryout budgets. Approved. EOO. 10/11/12.

Reviewer - Rejected per grantee's request. EOO. 3/19/13.

Reviewer - Grantees proposed changes were incomplete. Rejected. EOO. 3/20/13.

Reviewer - Technical amendment decrease funds bugeted to NSP 3 Acq/Demo and reallocating funds to acq/rehab for LMMI and LH25 households. Approved. EOO. 3/21/13.

Reviewer - Grantees proposed changes were incomplete. Activity type for 2c still needs to be revised. Rejected. EOO. 1/24/14.

Reviewer - Minor amendment to change activity type for NSP 2c from "acquisition general" to "rehabilitation/reconstruction" per HQ directive on reporting. Approved. EOO. 2/10/14.

DiGruccio, Grantee is making minor changes to update AP based on LA training on 729-30/14. Approved. RMD. 8/1/14.

DiGruccio, Grantee opened to review what was already input and made no changes. approved RMD. 9/24/14.

DiGruccio, Approved. RMD. 10/20/15.

DiGruccio, Updated budgets. Grantee to clear Flags. Approved. RMD. 10/27/2021.

Action Plan History

Version	Date
B-08-MN-06-0519 AP#11	10/27/2021
B-08-MN-06-0519 AP#10	10/20/2015
B-08-MN-06-0519 AP#9	09/24/2014
B-08-MN-06-0519 AP#8	08/01/2014
B-08-MN-06-0519 AP#7	02/10/2014
B-08-MN-06-0519 AP#6	03/21/2013
B-08-MN-06-0519 AP#5	10/11/2012
B-08-MN-06-0519 AP#4	08/29/2012
B-08-MN-06-0519 AP#3	07/16/2012
B-08-MN-06-0519 AP#2	08/30/2011
B-08-MN-06-0519 AP#1	08/03/2010

