

Grantee: Riverside County, CA

Grant: B-08-UN-06-0504

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-UN-06-0504

Obligation Date:**Grantee Name:**

Riverside County, CA

Award Date:**Grant Amount:**

\$48,567,786.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) was signed by the President on July 30, 2008. Section 2301 - Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes is referred to as the Neighborhood Stabilization Program (NSP). On September 26, 2008, the U.S. Department of Housing and Urban Development (HUD) announced that the County of Riverside would receive \$48,567,786 as part of the first round of the NSP. These targeted funds are being used to acquire foreclosed homes; demolish or rehabilitate abandoned properties; and to offer purchase price assistance to low-, moderate- and middle-income (LMMI) first-time homebuyers. As of October 21, 2008, there were more than 29,107 foreclosed properties (REO's) in the entire County of Riverside, nearly 3.8% of all housing units. The total number of REO properties within the County's program area was 18,004 (10,508 within the County's 14 participating cities and 7,486 within the unincorporated areas). The 18,004 units represent 4.1% of the total housing stock within Riverside County's program area.

Distribution and and Uses of Funds:

NSP funds will be used for the following primary activities, plus administration:

- (1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$33,649,564;
- (2) Acquisition, rehabilitation, and rental to very low-income persons - \$204,000;
- (3) Neighborhood Stabilization Homeownership Program purchase price assistance - \$2,181,120;
- (4) Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental projects - \$7,677,316;
- (5) Redevelopment of vacant or demolished properties for non-residential uses including public facilities, commercial uses, or mixed residential and commercial uses. No specific amount of NSP funds have been allocated to this use at this time; and
- (6) NSP program administration: administration costs will not exceed 10% of the NSP grant and 10% of program income - \$4,855,786.

Definitions and Descriptions:

Definition of "blighted structure" in context of state or local law.

The County of Riverside defines blight consistent with the California Health and Safety Code definition of a blighted structure as:

California Health and Safety Code Section 33030

It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of health, safety, and general welfare of the people of these communities and of the state.

A blighted area is one that contains BOTH of the following:

- a. An area that is predominately urbanized, as the term is defined in section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.
- b. An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

Low Income Targeting:

The County's total NSP allocation is \$48,567,786. The County will allocate at least 25%, or \$12,157,000, for housing activities that benefit individuals and families whose incomes do not exceed 50% of the area median income.

The County will utilize the 25% set-aside for very-low income persons through activity NSP 4 (Acquisition and Rehabilitation of Foreclosed and Vacant Multi-family Properties, or Construction of New Multi-family Rental Projects). Where feasible and appropriate, the County will assist very-low income families through other NSP activities such as the Enhanced First-Time Homebuyer Program .

Acquisition and Relocation:

All activities below are anticipated to be initiated upon the release of NSP funds. All funds will be initially committed within eighteen (18) months. Several of these activities anticipate the receipt of program income which will continue to be used within the NSP guidelines until the program ends (estimated July 2013).

- a. No conversions are anticipated. A small number of units may be acquired and demolished. The County does not anticipate any of these units to have affordability covenants; however, some of these may have been occupied and/or owned by low- and moderate-income households. The number of units in this category should not exceed eight (8).
- b. The number of NSP affordable housing units made available to low-, moderate-, and middle-income households reasonably expected to be produced by the various activities are as follows:

i. Acquisition/Rehabilitation/Resale to First-Time Homebuyer: With an allocation of \$20,000,000 of NSP allocated and expended for this activity, the County anticipates 150 units being made available to households with incomes at 51% to 120% of the area median income.

The amount of final NSP assistance per unit will depend upon purchase price of units, rehabilitation costs, disposable income of purchaser (affordability), and the availability of private and other non-NSP financing. It is anticipated that most units will be sold to households earning between 75% and 120% of the area median income.

In the event that other private and non-NSP funds are limited, the County may have to finance all or a larger portion of the sale of a unit. This will result in a significantly lower number of units being made available.

ii. Acquisition/rehabilitation/rental: With an allocation of \$1,855,000 for this activity, the County anticipates up to ten (10) units being acquired, rehabilitated, and made available to rent to households earning less than 120% of the area median income. The amount of final NSP assistance per unit will depend upon purchase price of units and final rehabilitation costs.

iii. Enhanced First-Time Homebuyer: With an allocation of \$9,700,000, the County anticipates that up to 190 units will be made available to households with incomes at 51% to 120% of the area median income. The amount of final NSP assistance per unit will depend upon purchase price of units, rehabilitation costs, disposable income of purchaser (affordability), and the availability of private and other non-NSP financing. It is anticipated that most units will be sold to households earning between 75% and 120% of the area median income.

c. The number of dwelling units anticipated to be made available to households at or below 50% AMI: The number of units to be made available to households earning less than fifty-percent (50%) AMI will be dependent upon the amount of leveraging that the profit affordable housing partners can produce, as well as acquisition and rehabilitation costs. The County anticipates that 40-120 units will be made available for this income category.

The County of Riverside does not intend to demolish or convert any existing low or moderate-income dwelling units.

Public Comment:

On October 25, 2008, the Riverside County Board of Supervisors directed the Economic Development Agency to develop and prepare the Draft Substantial Amendment for the County's NSP allocation. On November 10, 2008, the Draft NSP Substantial Amendment was placed on Economic Development Agency's website (www.rivcoeda.org), with a link on the County's main website (www.countyofriverside.us). Printed versions of the draft NSP plan were made available at the following locations:

Economic Development Agency 3403 10th Street, Suite 500 Riverside, CA 92501	Workforce Development Center 44-199 Monroe Street Indio, CA 92201
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On November 11, 2008, the County published a Public Notice in the Press Enterprise (a publication of general circulation) informing the public of the availability of the Draft NSP Substantial Amendment for public comment and review until 5:00 PM, on November 26, 2008.

In summary, the public was provided a sixteen (16) day comment period for the draft NSP substantial amendment. The County received three (3) comments (two written, one verbal) regarding the draft NSP plan during the comment period.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$48,567,786.00
Total CDBG Program Funds Budgeted	N/A	\$48,567,786.00

Program Funds Drawdown	\$1,707,427.03	\$2,061,864.94
Program Funds Obligated	\$1,729,812.03	\$2,084,249.94
Program Funds Expended	\$0.00	\$556,165.91
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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	\$0.00
Limit on Public Services	\$7,285,167.90	\$0.00
Limit on Admin/Planning	\$4,856,778.60	\$851,837.36
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	\$12,141,946.50	\$11,320,132.12

Overall Progress Narrative:

Riverside County launched its NSP program on March 17, 2009 with the issuance of a Notice of Funding Availability for the first, second and fourth primary activities (“NSP-1, 2 and 4”), as described in Riverside County’s Substantial Amendment to the 2008-2009 One Year Action Plan of the 2004-2009 Consolidated Plan, and announced the implementation of the Neighborhood Stabilization Homeownership Program (NSHP), the third objective for purchase price assistance to low-, moderate- and middle-income (LMMI) first-time homebuyers. During the quarter of July 1, 2009 thru September 30, 2009 (the “July-September 2009 Quarter”), the County partnered with 6 additional developer applicants to carry out NSP-1, 2 and 4 activities, committing \$12,843,316 in NSP funds, as follows:

NSP-1 for Acquisition, Rehabilitation and Resale of foreclosed single-family properties to first-time homebuyers.

- Habitat for Humanity Inland Valley
- Habitat for Humanity Riverside

NSP-2 for Acquisition, Rehabilitation and Rental of foreclosed single-family properties.

- Rancho Housing Alliance
- Inspire Life Skills Training

NSP-4 for Acquisition and Rehabilitation of foreclosed and vacant multi-family properties, or the construction of new multi-family rental projects.

- BIASA, L.P.
- Bridge Housing

Under NSP-1, 2 and 4, as of September 30, 2009, a total of 7 NSP eligible properties were identified and acquired utilizing approximately \$960,000 in NSP funds. A total of 5 single-family homes for approximately \$640,000 and an average of \$128,000 to acquire each unit. A total of 2 multi-unit properties were acquired under NSP-4 for approximately \$327,600 and an average of \$163,800. By October 31, an additional 11 properties are anticipated to

be closed, including a foreclosed 60-unit multi-family complex.

Under NSHP, as of September 30, 2009, the County expended a total of \$318,145 (this figure excludes one transaction in which funds were drawn down but the file subsequently withdrew and did not close escrow). Of that, 7 homebuyers were provided with a total of \$225,366 in purchase price assistance. The average NSP expended for purchase price assistance is \$32,195.14 per unit. Four of these seven homes underwent minor rehabilitation. The total rehabilitation assistance was \$92,779. The average NSP expended in addition to purchase price assistance for minor rehabilitation is \$23,195 per unit.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP01, Acq, Rehab, Resale, FTHB	\$641,462.58	\$24,927,000.00	\$641,462.58
09-NSP02, Acq, Rehab, Rental	\$0.00	\$534,000.00	\$0.00
09-NSP03, Enhanced FTHB	\$241,965.00	\$9,573,684.00	\$242,340.00
09-NSP04, Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	\$326,225.00	\$8,677,316.00	\$326,225.00
09-NSP06, Administration	\$497,774.45	\$4,855,786.00	\$851,837.36
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	(\$48,567,786.00)	\$0.00
CANCELLED - Duplicate, Administration	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 09-NSP01-001

Activity Title: Housing Authority, NSP1-09-002-4th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

07/02/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

07/02/2010

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Riverside

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,859,774.47
Total CDBG Program Funds Budgeted	N/A	\$1,859,774.47
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Housing Authority of the County of Riverside will utilize \$2,400,000 in NSP funds for acquisition, rehabilitation and resale of approximately 11 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers in the city of Cathedral City. NSP assisted units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the city of Cathedral City as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Housing Authority of the County of Riverside (HACR) on June 2, 2009. HACR has identified 9 eligible properties for acquisition. HACR is continuing to work on identifying additional eligible properties and potential first-time homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11

of Singlefamily Units

0

0/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/11	0/11	0
# Owner Households	0	0	0	0/0	0/11	0/11	0

Activity Locations

Address	City	State	Zip
26289 Rio Pecos Dr	Cathedral City	NA	92234
26352 Avenida Quintana	Cathedral City	NA	92234
26373 Rio Pecos Dr	Cathedral City	NA	92234
67884 Rio Vista Dr	Cathedral City	NA	92234
26244 Avenida Quintana	Cathedral City	NA	92234
67632 Rio Vista Dr	Cathedral City	NA	92234
26201 Rio Pecos Dr	Cathedral City	NA	92234
26288 Avenida Quintana	Cathedral City	NA	92234
26245 Rio Pecos Dr	Cathedral City	NA	92234

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:	09-NSP01-002
Activity Title:	DHS RDA, NSP1-09-001-5th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Desert Hot Springs Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,770,618.06
Total CDBG Program Funds Budgeted	N/A	\$2,770,618.06
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Desert Hot Springs Redevelopment Agency will utilize \$2,800,000 in NSP funds for acquisition, rehabilitation and resale of approximately 23 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in Desert Hot Springs, CA. NSP assisted units will be sold to qualified LMMI first-time homebuyers whose income do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the City of Desert Hot Springs as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the City of Desert Hot Springs Redevelopment Agency (DHS) on June 16, 2009. DHS currently has two properties in escrow scheduled to close next month. DHS is continuing to work on identifying eligible properties to purchase and identifying potential first-time homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/23

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/23

of Singlefamily Units

0

0/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/23	0/23	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

Grantee Activity Number:	09-NSP01-003
Activity Title:	CVHC, NSP1-09-003-4th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Coachella Valley Housing Coalition

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,451,558.75
Total CDBG Program Funds Budgeted	N/A	\$2,451,558.75
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Coachella Valley Housing Coalition	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Coachella Valley Housing Coalition will utilize \$2,611,665 in NSP funds for acquisition, rehabilitation and resale of approximately 20 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in Thousand Palms and the unincorporated areas of the Desert Hot Springs Target Area. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the community of Thousand Palms and unincorporated areas of Desert Hot Springs as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Coachella Valley Housing Coalition (CVHC) on June 16, 2009. CVHC currently has two properties in escrow scheduled to close October 26, 2009. CVHC is continuing to work on identifying eligible properties to purchase and identifying potential first-time homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/20

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	0/20
# of Singlefamily Units	0	0/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/20	0/20	0
# Owner Households	0	0	0	0/0	0/20	0/20	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	

Grantee Activity Number: 09-NSP01-004

Activity Title: NPHS, NSP1-09-002-5th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Partnership Housing Services

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,234,027.50
Total CDBG Program Funds Budgeted	N/A	\$1,234,027.50
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,309,610 in NSP funds for acquisition, rehabilitation and resale of approximately six (6) vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the City of Perris and City of Menifee. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the cities of Perris and Menifee as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Neighborhood Partnership Housing Services (NPHS) on June 16, 2009. NPHS currently has 1 property in escrow scheduled to close November 9, 2009. Five potential properties have been submitted for appraisal. NPHS is continuing to work on identifying eligible properties to purchase and identifying potential first-time homebuyers.

Accomplishments Performance Measures

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

This Report Period Total	Cumulative Actual Total / Expected Total
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# of Housing Units	0	0/6
# 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	0/0	0/6	0/6	0
# Owner Households	0	0	0	0/0	0/6	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	

Grantee Activity Number: 09-NSP01-005

Activity Title: Housing Authority, NSP1-09-00-1235

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Riverside

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,606,424.19
Total CDBG Program Funds Budgeted	N/A	\$2,606,424.19
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Housing Authority of the County of Riverside will utilize \$3,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 12 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in Lake Elsinore, Canyon Lake, Temecula, Beaumont, Rubidoux, Murrieta, San Jacinto, Eastvale, Home Gardens, and French Valley. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the cities of Lake Elsinore, Canyon Lake, Temecula, Beaumont, Rubidoux, Murrieta, San Jacinto, Eastvale, Home Gardens and French Valley, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Housing Authority of the County of Riverside (HACR) on June 16, 2009. HACR currently has 5 properties in escrow scheduled to close November 2, 2009. HACR is continuing to work on identifying eligible properties to purchase and identifying potential first-time homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/12
# of Singlefamily Units	0	0/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/12	0/12	0
# Owner Households	0	0	0	0/0	0/12	0/12	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	

Grantee Activity Number:	09-NSP01-006
Activity Title:	RHDC Lake Elsinore, NSP01-09-001-1st

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,953,981.61
Total CDBG Program Funds Budgeted	N/A	\$2,953,981.61
Program Funds Drawdown	\$161,219.00	\$161,219.00
Program Funds Obligated	\$161,219.00	\$161,219.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Riverside Housing Development Corporation will utilize \$3,038,000 in NSP funds for acquisition, rehabilitation and resale of approximately 15 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the city of Lake Elsinore. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the city of Lake Elsinore as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Riverside Housing Development Corporation (RHDC) on June 16, 2009. RHDC has acquired one (1) property for rehabilitation and resale and has identified two (2) eligible properties for purchase. RHDC has begun rehabilitation and is working on identifying potential homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/15
	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	1	1/15
# of Singlefamily Units	0	0/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/15	0/15	0
# Owner Households	0	0	0	0/0	0/15	0/15	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	

Grantee Activity Number:	09-NSP01-007
Activity Title:	Norco Redevelopment Agency, NSP01-09-001-2nd

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Norco Redevelopment Agency

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,453,314.87
Total CDBG Program Funds Budgeted	N/A	\$1,453,314.87
Program Funds Drawdown	\$450.00	\$450.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Norco Redevelopment Agency	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Norco Redevelopment Agency will utilize \$1,627,000 in NSP funds for acquisition, rehabilitation and resale of approximately 6 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the city of Norco. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the city of Norco as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Norco Redevelopment Agency (Norco RDA) on June 16, 2009. Norco RDA identified one (1) potential property for purchase during the reporting period between July 1, 2009 and September 30, 2009. As of October 14, 2009, Norco RDA acquired its first property for rehabilitation and resale. Norco has identified an additional property to close in November 2009.

Accomplishments Performance Measures

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

# of Housing Units	0	0/6
# 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	0/0	0/6	0/6	0
# Owner Households	0	0	0	0/0	0/6	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	

Grantee Activity Number:	09-NSP01-008
Activity Title:	RHDC Valle Vista, NSP01-09-001-3rd

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,939,187.54
Total CDBG Program Funds Budgeted	N/A	\$1,939,187.54
Program Funds Drawdown	\$363,139.58	\$363,139.58
Program Funds Obligated	\$364,273.58	\$364,273.58
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Riverside Housing Development Corporation will utilize \$2,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 10 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the community of Valle Vista. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the community of Valle Vista as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale within target areas in the community of Valle Vista with the Riverside Housing Development Corporation (RHDC) on June 16, 2009. RHDC has acquired three (3) properties during the reporting period between July 1, 2009 and September 30, 2009 and has identified an additional four (4) potential properties for purchase. RHDC has begun rehabilitation and is working on identifying potential homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	3/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	3	3/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/10	0/10	0
# Owner Households	0	0	0	0/0	0/10	0/10	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	

Grantee Activity Number: 09-NSP01-009

Activity Title: City of Indio, NSP01-09-001-4th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/23/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/23/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Indio

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,800,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,800,000.00
Program Funds Drawdown	\$116,204.00	\$116,204.00
Program Funds Obligated	\$116,204.00	\$116,204.00
Program Funds Expended	\$0.00	\$0.00
City of Indio	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Indio will utilize \$2,800,000 in NSP funds for acquisition, rehabilitation and resale of approximately 16 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the city of Indio. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the city of Indio as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the City of Indio on June 23, 2009. The City of Indio has acquired one (1) property during the reporting period between July 1, 2009 and September 30, 2009. The City of Indio has made 78 offers for properties in Indio and has identified an additional two (2) potential properties for purchase. The City of Indio is waiting for responses on 14 other offers. The City of Indio is preparing for rehabilitation work and is working on identifying potential homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/16

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	1	1/16
# of Singlefamily Units	0	0/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/16	0/16	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	

Grantee Activity Number:	09-NSP01-010
Activity Title:	Habitat Inland Valley, NSP01-09-001-1st-3rd-5th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

07/14/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

07/14/2010

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Inland Valley, Inc.

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,528,399.77
Total CDBG Program Funds Budgeted	N/A	\$1,528,399.77
Program Funds Drawdown	\$450.00	\$450.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Habitat for Humanity Inland Valley will utilize \$1,717,000 in NSP funds for acquisition, rehabilitation and resale of approximately 10 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within target areas in the cities of Lake Elsinore, Menifee, Murrieta, Perris and Temecula. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

Designated target areas within the cities of Lake Elsinore, Menifee, Murrieta, Perris and Temecula, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Habitat for Humanity Inland Valley (Habitat) on July 14, 2009. During the reporting period between July 1, 2009 and September 30, 2009, Habitat has screened over 250 properties and inspected 100 properties. Habitat is currently preparing to close escrow on six (6) properties in November 2009. Habitat is waiting for responses on two (2) other offers and seeking additional properties for purchase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/10	0
# Owner Households	0	0	0	0/0	0/0	0/10	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	

Grantee Activity Number:	09-NSP01-011
Activity Title:	Habitat Riverside, NSP01-09-002-2nd

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

07/14/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

07/14/2010

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Riverside, Inc.

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,581,752.26
Total CDBG Program Funds Budgeted	N/A	\$1,581,752.26
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Habitat for Humanity Riverside will utilize \$2,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 11 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within target areas in the communities of Highgrove and Rubidoux. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

Designated target areas within the communities of Highgrove and Rubidoux, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Habitat for Humanity Riverside (HFHR) on July 14, 2009. During the reporting period between July 1, 2009 and September 30, 2009, HFHR has made approximately 60 offers on properties in the Rubidoux area. HFHR is currently preparing to close escrow on one (1) property in November 2009. Habitat is waiting for responses on two (2) other offers and seeking additional properties for purchase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11
# of Singlefamily Units	0	0/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/11	0
# Owner Households	0	0	0	0/0	0/0	0/11	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	

Grantee Activity Number:	09-NSP02-001 CANCELLED
Activity Title:	Inspire Norco, NSP02-09-001-2nd

Activity Category:

Acquisition - general

Project Number:

09-NSP02

Projected Start Date:

07/14/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Cancelled

Project Title:

Acq, Rehab, Rental

Projected End Date:

07/14/2010

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The County and Inspire Life Skills Training, a nonprofit public benefit corporation, mutually agreed to terminate the NSP Loan Agreement and NSP funds of \$330,000 will be re-allocated for eligible NSP activities. This activity is now cancelled.

Location Description:

Designated target areas within the City of Norco, as defined in Riverside County’s 2008-09 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and rental of a vacant, foreclosed and bank-owned single-family home with Inspire Life Skills Training (Inspire) on July 14, 2009. Inspire is currently seeking an eligible property within the target area of the City of Norco.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

Beneficiaries Performance Measures

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

Grantee Activity Number:	09-NSP02-002
Activity Title:	Rancho Housing, NSP02-09-001-4th

Activity Category:

Acquisition - general

Project Number:

09-NSP02

Projected Start Date:

07/14/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Rental

Projected End Date:

07/14/2010

Completed Activity Actual End Date:

Responsible Organization:

Rancho Housing Alliance

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$163,902.00
Total CDBG Program Funds Budgeted	N/A	\$163,902.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rancho Housing Alliance, a nonprofit public benefit corporation, will utilize \$204,000 in NSP funds for acquisition, rehabilitation and rental of one (1) vacant, foreclosed and bank-owned single-family home to very low-income (VLI) households within the target area of the City of Blythe. NSP Assisted Units will be rented to qualified VLI households whose incomes do not exceed 50% of the area median income for the County.

Location Description:

Designated target areas within the city of Blythe, as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and rental of a vacant, foreclosed and bank-owned single-family home with Rancho Housing Alliance (RHA) on July 14, 2009. RHA has identified one (1) eligible property within the target area of the City of Blythe. RHA is waiting for appraisal.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

of Singlefamily Units

0

0/1

Beneficiaries Performance Measures

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

Grantee Activity Number: 09-NSP03-001

Activity Title: NSP-03-001

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

09-NSP03

Projected Start Date:

07/09/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Enhanced FTHB

Projected End Date:

09/28/2009

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$52,000.00
Total CDBG Program Funds Budgeted	N/A	\$52,000.00
Program Funds Drawdown	\$52,000.00	\$52,000.00
Program Funds Obligated	\$52,000.00	\$52,000.00
Program Funds Expended	\$0.00	\$52,000.00
Riverside County Economic Development Agency	\$0.00	\$52,000.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside County. Activity completed 10/1/09.

Location Description:

40190 Jonah Way, Murrieta, CA 92563

Activity Progress Narrative:

Escrow has closed and property is in rehabilitation and repair phase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Owner Households	1	0	1	1/1	0/0	1/1	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: 09-NSP03-003

Activity Title: NSP-03-003

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

09-NSP03

Projected Start Date:

07/07/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Enhanced FTHB

Projected End Date:

09/28/2009

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$25,500.00
Total CDBG Program Funds Budgeted	N/A	\$25,500.00
Program Funds Drawdown	\$25,500.00	\$25,500.00
Program Funds Obligated	\$25,500.00	\$25,500.00
Program Funds Expended	\$0.00	\$25,500.00
Riverside County Economic Development Agency	\$0.00	\$25,500.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside County. Activity completed 10/7/09.

Location Description:

114 Anchor Court, San Jacinto, CA 92583

Activity Progress Narrative:

Escrow has closed and property is in repair and rehabilitation phase.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	-1		0/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	1	0	1	1/1	0/0	1/1	100.00
# Owner Households	1	0	1	1/1	0/0	1/1	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: 09-NSP03-005

Activity Title: NSP-03-005

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

09-NSP03

Projected Start Date:

07/07/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Enhanced FTHB

Projected End Date:

09/28/2009

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$23,364.00
Total CDBG Program Funds Budgeted	N/A	\$23,364.00
Program Funds Drawdown	\$23,364.00	\$23,364.00
Program Funds Obligated	\$23,364.00	\$23,364.00
Program Funds Expended	\$0.00	\$23,364.00
Riverside County Economic Development Agency	\$0.00	\$23,364.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside County. Activity completed 10/7/09.

Location Description:

33580 Willow Have Lane, Unit 102, Murrieta, CA 92563

Activity Progress Narrative:

Escrow has closed and property is in repair and rehabilitation phase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/1	1/1	100.00
# Owner Households	0	1	1	0/0	1/1	1/1	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: 09-NSP03-NSHP-LMMI

Activity Title: 09-NSP03-NSHP-LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,887,485.00
Total CDBG Program Funds Budgeted	N/A	\$1,887,485.00
Program Funds Drawdown	\$141,101.00	\$141,476.00
Program Funds Obligated	\$160,657.00	\$160,657.00
Program Funds Expended	\$0.00	\$100,864.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The County of Riverside will offer a financing mechanism to eligible first-time homebuyers to directly acquire vacant or foreclosed single-family homes, condominiums or manufactured homes. The Enhanced First Time Home Buyer Program, renamed as the Neighborhood Stabilization Homeownership Program (NSHP), provides purchase price assistance to low-, moderate- and middle-income (LMMI) households that have not owned homes within the last three-year period. The program is available for households with an annual income that is no greater than 120% of the area median income as published by HUD.

Location Description:

This activity will be available throughout the County of Riverside; however, the County will target those areas with a risk factor of 7 or more as defined in the greatest need determination section above. The program will be limited to the County's 15 cooperating cities and the unincorporated areas of the County of Riverside.

Activity Progress Narrative:

New activities that have closed escrow: NSP03-004 72776 30th Ave, Thousand Palms CA 92276 for \$24,650 (rehab is pending) NSP03-006 23135 Twinflower Ave, Wildomar CA 92595 for \$35,640 plus \$37,131 rehab (rehab complete) and NSP03-011 30367; Buccaneer Bay Unit D, Murrieta CA 92563 for \$25,800.

New activities with reservations in place that are pending close of escrow: NSP03-007 29152 Quail Bluff Road, Menifee, CA 92584 for \$38,412 and NSP03-010 1497 Burns Ln, San Jacinto CA 92583 for \$34,400 (this file has subsequently withdrawn and will not close escrow).

New Activities with rehab that were set up under individual activity numbers for purchase price assistance and have closed escrow: 09-NSP03-001 40190 Jonah Way, Murrieta, CA 92563 rehab amount of \$18,371; 09-NSP03-003 114 Anchor Court, San Jacinto, CA 92583 rehab amount of \$26,076; 09-NSP03-005 33580 Willow Haven Lane #102, Murrieta, CA 92563 rehab amount of \$11,201.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	11/187
# of Singlefamily Units	0	0/187

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/187	0/187	0
# Owner Households	0	0	0	0/0	0/187	0/187	0

Activity Locations

Address	City	State	Zip
29152 Quail Bluff Rd	Menifee	NA	92584
30367 Buccaneer Bay, Unit D	Murrieta	NA	92563
72776 30th Ave	Thousand Palms	NA	92276
23135 Twinflower Ave	Wildomar	NA	92595

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:	09-NSP04-001
Activity Title:	Rancho Housing, NSP04-09-001-4th-5th

Activity Category:

Acquisition - general

Project Number:

09-NSP04

Projected Start Date:

07/14/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq/Rehab, Frclsd, Vac, or Multi-fam Rental

Projected End Date:

07/14/2010

Completed Activity Actual End Date:

Responsible Organization:

Rancho Housing Alliance

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,321,958.07
Total CDBG Program Funds Budgeted	N/A	\$2,321,958.07
Program Funds Drawdown	\$326,225.00	\$326,225.00
Program Funds Obligated	\$325,800.00	\$325,800.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rancho Housing Alliance, Inc. will utilize \$3,000,000 in NSP funds for acquisition and rehabilitation of approximately twelve (12) vacant, foreclosed and bank-owned multi-family properties (Properties or Property) and rent approximately eighteen (18) units (Assisted Units) to very low-income (VLI) households within Target Areas, as shown hereof, in the cities of Desert Hot Springs and Cathedral City. NSP Assisted Units will be rented to households whose incomes do not exceed 50% of the area median income for the County.

Location Description:

Designated target areas within the cities of Cathedral City and Desert Hot Springs, CA, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale within target areas in the cities of Cathedral City and Desert Hot Springs with Rancho Housing Alliance (RHA) on July 14, 2009. RHA has acquired two (2) properties during the reporting period between July 1, 2009 and September 30, 2009 and has acquired a third property on October 8, 2009. RHA has identified two (2) additional properties for acquisition. RHA has begun rehabilitation and is working on identifying potential renters.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18
# of Multifamily Units	0	0/18

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/18	0
# Renter Households	0	0	0	0/0	0/0	0/18	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	

Grantee Activity Number: 09-NSP04-002

Activity Title: Hacienda Hills, NSP04-09-001-5th

Activity Category:

Acquisition - general

Project Number:

09-NSP04

Projected Start Date:

10/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq/Rehab, Frclsd, Vac, or Multi-fam Rental

Projected End Date:

10/01/2010

Completed Activity Actual End Date:

Responsible Organization:

BIASA II, LP

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$4,626,389.77
Total CDBG Program Funds Budgeted	N/A	\$4,626,389.77
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
BIASA II, LP	\$0.00	\$0.00
BIASA, L. P. (Re-organized as BIASA II, L.P.)	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

BIASA II, LP (BIASA), a California limited partnership, will utilize \$4,677,316 in NSP funds to acquire and rehabilitate a partially completed, foreclosed and bank-owned 60-unit townhouse complex within a designated Target Area in the city of Desert Hot Springs and rent to low- and very low-income households ("Project" or "Hacienda Hills"). The Project consists of all two-bedroom units. One two-bedroom unit will be set aside for an on-site manager. The Project site is approximately 4.43 acres with Assessor Parcel number 642-081-006 located along Hacienda Drive, between Verbena Drive and Tamar Drive, in the City of Desert Hot Springs. BIASA will reserve approximately 30 units for rent to very low-income households whose incomes do not exceed 50% of the area median income for the County, adjusted by family size at the time of occupancy. Approximately 29 units will be for rent to low-income households whose incomes do not exceed 60% of the area median income for the County, adjusted by family size at the time of occupancy. The period of affordability of the Project will be for fifty-five (55) years.

Location Description:

Designated target areas within the City of Desert Hot Springs, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

During the reporting period between July 1, 2009 and September 30, 2009, the County of Riverside completed its environmental review of the Project and submitted a request for release of funds from HUD. As of October 14, 2009, the Project received Authorization to Use Grant Funds from HUD and on October 19, 2009, escrow closed and the property was acquired.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

of Properties

1

1/1

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	60		60/60	
# of Multifamily Units	0		0/60	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/30	0
# Renter Households	0	0	0	0/0	0/0	0/30	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	

Grantee Activity Number:	09-NSP04-Acq/Rehab,Frclsd,Vac,orMulti-FamRent
Activity Title:	09-NSP04-BUCKET Acq/Rehab,Frclsd,Vac,orMulti-FamRe

Activity Category:

Acquisition - general

Project Number:

09-NSP04

Projected Start Date:

01/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq/Rehab, Frclsd, Vac, or Multi-fam Rental

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The County of Riverside will meet its requirement to set aside at least twenty-five percent (25%) of the NSP allocation to provide affordable housing to the population earning less than fifty percent (50%) area median income. The County will partner with various public and private development organizations to provide for the redevelopment or new construction of affordable multi-family rental projects. The County will use and operate this allocation of NSP funds in a form compatible with the use of HOME funds to the extent that NSP and HOME regulations do not contradict. All designated NSP units will be reserved and affordable to households earning less than 50% of the area median income. The County will require and monitor a regulatory agreement ensure an affordability period of at least fifty-five (55) years. NSP funds will be eligible for use in any aspect of development including land acquisition, soft development costs, and hard construction costs. Target Areas. This activity will be available throughout the County of Riverside; however, we will target those areas with a risk factor of seven (7) or more as defined in the greatest need determination section above. The program will be limited to the County's fourteen (14) cooperating cities and the unincorporated areas of the County of Riverside. Blighted structures. Unoccupied residential properties, vacant for a period of 90 days that may be inhabitable and require rehabilitation to improve sustainability and attractiveness of housing and neighborhoods. Vacant or demolished will also be included in the definition of blight. Eligible Properties. Blighted multi-family residential that have been foreclosed upon, bank-owned or real estate owned (REO) and certified as vacant for a period of 90 days. Vacant or demolished properties will also be eligible to the extent that those properties or developed as affordable, multi-family, rental projects. Appraisals. The current market appraised value is the value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the Uniform Relocation Act at 49 CFR 24.103 and completed within 60 days prior to an offer made for the property by a grantee, sub recipient, developer, or individual homebuyer. Discount. Properties must be purchased at a minimum average discount rate of 15% below the current market-appraised value. Displacement, relocation, and acquisition. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Act (URA) and Real Property Acquisition Policies Act of 1970, and the implementing regulations at 24 CFR Part 42. All reasonable steps must be taken to minimize the displacement of persons as a result of activity assisted with NSP Funds. Environmental Review. The environmental effects of each activity carried out with NSP funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and related authorities listed at 24 CFR Part 58. Projects may be required to comply with Laws and Authorities of §58.5: Historic Preservation, Floodplain & Wetlands, Coastal Zone, Aquifers, Endangered Species, Rivers, Air, Farmlands, HUD Environmental Standards and Environmental Justice. Rehabilitation Standards. Any

NSP-assisted rehabilitation of a foreclosed-upon home or residential property shall be to the extent necessary to comply with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability, in order to construct or redevelop properties. Construction or rehabilitation will strategically incorporate modern, green-building, and energy-efficiency improvements thereby providing increased sustainability and attractiveness of housing and neighborhoods. Labor Standards. Every contract for the rehabilitation of housing that includes 8 or more units assisted with NSP funds must contain a provision requiring the payment of not less than the wages prevailing in the locality, as predetermined by the Secretary of Labor pursuant to the Davis-Bacon Act. The Davis-Bacon Act requires that all contractors and subcontractors performing on federal contracts (and contractors or subcontractors performing on federally assisted contracts under the related Acts) in excess of \$2,000 pay their laborers and mechanics not less than the prevailing wage rates and fringe benefits, as determined by the Secretary of Labor, for corresponding classes of laborers and mechanics employed on similar projects in the area. Affordable Rents. The County of Riverside will adopt affordable rents as defined by the California Health and Safety Code Section 50053 (b) (2) as the minimal compliance with this standard. The maximum monthly allowances for utilities and services (excluding telephone) will not exceed utility allowance set by the Housing Authority of the County of Riverside. Income Restrictions. Very low income households whose incomes are at or below 50% of the area median income, adjusted by family size at the time of occupancy, for the County of Riverside. Terms of Affordability. The length of the affordability period shall be for minimum period of fifty-five (55) years.

Location Description:

This activity will be available throughout the County of Riverside; however, we will target those areas with a risk factor of 7 or more as defined in the greatest need determination section above. The program will be limited to the County’s fourteen (14) cooperating cities and the unincorporated areas of the County of Riverside.

Activity Progress Narrative:

This activity is used to hold unobligated NSP funds for a potential acquisition/rehab of a foreclosed, vacant multi-family rental project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

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	

Grantee Activity Number: 09-NSP0601

Activity Title: NSP Admin Draws

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09-NSP06

Project Title:

Administration

Projected Start Date:

05/11/2009

Projected End Date:

05/11/2013

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Riverside County Economic Development Agency

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$4,075,590.65
Total CDBG Program Funds Budgeted	N/A	\$4,075,590.65
Program Funds Drawdown	\$497,774.45	\$659,642.01
Program Funds Obligated	\$500,794.45	\$663,037.01
Program Funds Expended	\$0.00	\$162,242.56
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is grant administration which includes, but is not limited to, the following activities: general management, oversight, coordination, public information, reporting, evaluation, and indirect costs.

Location Description:

3403 10th Street, Suite 500, Riverside, CA 92501.

Activity Progress Narrative:

Expenses incurred for payment of reasonable administrative costs related to the planning and execution of Neighborhood Stabilization Program 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

Grantee Activity Number: 09-NSP0602

Activity Title: 09-NSP06-Administration Draw #2

Activity Category:

Administration

Project Number:

09-NSP06

Projected Start Date:

05/01/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

05/01/2014

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Admin

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$192,195.35
Total CDBG Program Funds Budgeted	N/A	\$192,195.35
Program Funds Drawdown	\$0.00	\$192,195.35
Program Funds Obligated	\$0.00	\$192,195.35
Program Funds Expended	\$0.00	\$192,195.35
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration Activities

Location Description:

3403 10th St., Suite 500, Riverside, CA 92501

Activity Progress Narrative:

Expenses incurred for payment of reasonable administrative costs related to the planning and execution of Neighborhood Stabilization Program activities. (This activity was set up prior to using a "bucket-type" of activity for administrative expenses.)

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
