

Grantee: Riverside County, CA

Grant: B-08-UN-06-0504

October 1, 2019 thru December 31, 2019 Performance Report

Grant Number: B-08-UN-06-0504	Obligation Date: 03/03/2009	Award Date: 02/25/2009
Grantee Name: Riverside County, CA	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$48,567,786.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$48,567,786.00	Estimated PI/RL Funds: \$43,324,260.16	
Total Budget: \$91,892,046.16		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The number and concentration of foreclosed units varies throughout the County's CDBG/NSP program area. There are pockets of heavy concentrations within several participating cities and semi-urban unincorporated areas. In addition, there are several rural areas and remote mountain communities with a number of foreclosed units spread over a larger area.

The County has determined that the most effective and appropriate method to identify and target the areas with the greatest need and most impacted by the foreclosure crisis is a correlation between actual foreclosed units (using an established local data source) and HUD's Foreclosure and Abandonment Risk Score data.

The County is using RealtyTrac data to map the actual foreclosed units. The HUD Risk Scores are indicated by 2000 U.S. Census block groups and do not necessarily correspond to other boundaries. In the populated urban areas, the census block groups are smaller, and therefore more numerous; conversely, block groups in rural areas are much larger, yet they contain fewer people and fewer foreclosures. The HUD Foreclosure and Abandonment Risk Score data for the County's program area is available upon request.

Each NSP Target Area includes target area name, Supervisorial District, total area, corresponding HUD Risk Score, and the NSP map number.

1. All five supervisorial district have NSP Target Areas;
2. Target areas are located in unincorporated areas and thirteen cooperating cities;
3. 22 out of 23 (96%) of the target areas comprise block groups with HUD Risk scores of 8 or higher;
4. 12 out of 23 (51%) target areas comprise block groups with HUD Risk Scores of 9 or higher;
5. The NSP Target Areas comprise 478.06 square miles or 6.99% of the County's total CDBG program area; and

Attachment A to this NSP Substantial Amendment contains maps that provide visual representations of the County's NSP Target Areas. The maps indicate the fixed boundaries of the target areas, concentrations of foreclosed units, and HUD Risk Scores. In addition, each map identifies political boundaries, major roads and highways, and contains a legend identifying the types of foreclosed properties. Attachment E provides Census Block Group data for the twenty-three (23) designated NSP Target Areas.

Given the significant size of the County of Riverside, and the large amount of NSP funds, the County has determined that designating twenty-three target areas is appropriate and equitable. Further, these limited target areas will allow for the focused investment of NSP funds in neighborhoods that have been most impacted by the foreclosure crisis.

Distribution and and Uses of Funds:

NSP funds will be used in five (5) 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. Enhanced First-Time Home Buyer Program - \$2,181,120;
4. Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental projects - \$7,677,316; and
5. Redevelopment of vacant or demolished properties, or the reconstruction and redevelopment of acquired or demolished residential properties, for single family, multifamily housing projects and public facilities - \$2,360,000
6. NSP program administration: administration costs will not exceed ten-percent (10%) of the NSP grant and ten-percent



(10%) of program income - \$4,855,786.

Definitions and Descriptions:

(1) 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.

(2) Definition of "affordable rents.

The County of Riverside defines affordable rents consistent with the California Health and Safety Code definition of affordable rents as:

California Health and Safety Code Section 50053

- (a) For any rental housing development that receives assistance prior to January 1, 1991, and a condition of that assistance is compliance with this section, "affordable rent" with respect to lower income households shall not exceed the percentage of the gross income of the occupant person or household established by regulation of the department that shall not be less than 15 percent of gross income nor exceed 25 percent of gross income.
- (b) For any rental housing development that receives assistance on or after January 1, 1991, and a condition of that assistance is compliance with this section, "affordable rent," including a reasonable utility allowance, shall not exceed:
 - i. For extremely low income households the product of 30 percent times 30 percent of the area median income adjusted for family size appropriate for the unit.
 - ii. For very low income households, the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.
 - iii. For lower income households whose gross incomes exceed the maximum income for very low income households, the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those lower income households with gross incomes that exceed 60 percent of the area median income adjusted for family size,i

Definitions and Descriptions:

t shall be optional for any state or local funding agency to require that affordable rent be established at a level not to exceed 30 percent of gross income of the household.

- iv. For moderate-income households, the product of 30 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those moderate-income households whose gross incomes exceed 110 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not to exceed 30 percent of gross income of the household.

Low Income Targeting:

The County's total NSP allocation is \$48,567,786. The County will allocate at least 25%, or \$12,141,947, for housing activities that benefit individuals and families whose incomes do not exceed 50% of the area median income (See Attachment C).

The County will utilize the 25% set-aside for very-low income persons through activity NSP 4 (described in Section B.2). Where feasible and appropriate, the County will assist very-low income families through other NSP activities such as the Enhanced First-Time Homebuyer Program.

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 5555 Arlington Avenue Riverside, CA 92504	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. A summary of these comments can be found in Attachment D of this document.



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 th

Acquisition and Relocation:

e 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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$89,960,444.12
Total Budget	\$27,334.59	\$88,979,934.44
Total Obligated	\$27,334.59	\$88,946,307.55
Total Funds Drawdown	\$186,688.24	\$87,439,846.90
Program Funds Drawdown	\$186,688.24	\$44,484,975.80
Program Income Drawdown	\$0.00	\$42,954,871.10
Program Income Received	\$336,268.94	\$43,324,260.16
Total Funds Expended	\$7,298,068.61	\$94,322,861.24
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Target	Actual
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	\$7,787,011.75
Limit on Admin	\$0.00	\$7,787,011.75
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$22,973,011.54	\$29,592,510.57

Overall Progress Narrative:

During this current reporting period ending December 31, 2019 the County of Riverside has continued to work with developers to try to identify eligible projects to spend down NSP funds. We are working with a developer seeking \$1,500,000 in NSP funds, for a proposed multifamily development for Veterans in the City of La Quinta; funding for this project has been conditionally awarded subject to the project securing Veterans Housing and Homeless Prevention Program funds from the State Housing and Community Development. We currently have one project under construction that is anticipated to be completed by the beginning of 2020 calendar year. Villa Hermosa Apartments completed construction this reporting period and is currently under lease up, once the project is leased up the County will release the retention payment and close out the project in DRGR. Overall the County is confident that it will be successful in obligating the remaining funds within the next year.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP01, Acq, Rehab, Resale, FTHB	\$0.00	\$64,597,437.12	\$29,600,317.52
09-NSP02, Acq, Rehab, Rental	\$0.00	\$204,000.00	\$144,533.63
09-NSP03, Enhanced FTHB	\$0.00	\$3,391,323.57	\$1,719,452.00
09-NSP04, Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	\$0.00	\$9,101,035.24	\$7,187,239.60
09-NSP06, Administration	\$148,137.58	\$9,148,078.52	\$3,879,734.37
15-NSP1.5, Redevelopment and Reconstruction	\$38,550.66	\$2,651,000.00	\$1,953,698.68
DELETED-ACTIVITIES, DELETED-ACTIVITIES (Temporary)	\$0.00	\$0.00	\$0.00



Activities

Project # / 09-NSP01 / Acq, Rehab, Resale, FTHB

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

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 09-NSP01

Project Title:
 Acq, Rehab, Resale, FTHB

Projected Start Date:
 06/16/2009

Projected End Date:
 12/31/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Desert Hot Springs Housing Authority as Successor

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$597,615.39
Total Budget	\$0.00	\$597,615.39
Total Obligated	\$0.00	\$597,615.39
Total Funds Drawdown	\$0.00	\$597,615.39
Program Funds Drawdown	\$0.00	\$409,378.38
Program Income Drawdown	\$0.00	\$188,237.01
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$597,615.39
City of Desert Hot Springs Redevelopment Agency	\$0.00	\$597,615.39
Desert Hot Springs Housing Authority as Successor	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Desert Hot Springs Redevelopment Agency utilized \$597,615.39 in NSP funds for acquisition, rehabilitation and resale of 3 vacant, foreclosed and bank-owned single-family homes to moderate income first-time homebuyers within target areas in Desert Hot Springs, CA. NSP assisted units were sold to qualified mod 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:



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/3

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/3	0/3	0
# Owner Households	0	0	0	0/0	0/3	0/3	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:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 09-NSP01

Project Title:
 Acq, Rehab, Resale, FTHB

Projected Start Date:
 06/16/2009

Projected End Date:
 12/30/2013

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Coachella Valley Housing Coalition

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$850,299.50
Total Budget	\$0.00	\$850,299.50
Total Obligated	\$0.00	\$850,299.50
Total Funds Drawdown	\$0.00	\$850,299.50
Program Funds Drawdown	\$0.00	\$591,877.41
Program Income Drawdown	\$0.00	\$258,422.09
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$850,299.50
Coachella Valley Housing Coalition	\$0.00	\$850,299.50
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Coachella Valley Housing Coalition utilized \$850,299.50 in NSP funds and \$6,199.94 in State NSP funds for acquisition, rehabilitation and resale of 5 vacant, foreclosed and bank-owned single-family homes to moderate income first-time homebuyers within target areas in unincorporated areas of the Desert Hot Springs Target Area. NSP Assisted Units were sold to qualified moderate income 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 unincorporated areas of Desert Hot Springs as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

updated performance measures, still need to check for the racial data and whether owner are moderate or low income families.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	5/5



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	5	0/0	0/3	5/5	0.00
# Owner Households	0	0	5	0/0	0/3	5/5	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State NSP	\$6,199.94
Total Other Funding Sources	\$0.00

Grantee Activity Number:	09-NSP01-003-LH25
Activity Title:	CVHC- LH25, NSP1-09-003-4th

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
09-NSP01

Projected Start Date:
06/16/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Completed

Project Title:
Acq, Rehab, Resale, FTHB

Projected End Date:
12/30/2013

Completed Activity Actual End Date:

Responsible Organization:
Coachella Valley Housing Coalition

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,848,415.60
Total Budget	\$0.00	\$1,848,415.60
Total Obligated	\$0.00	\$1,848,415.60
Total Funds Drawdown	\$0.00	\$1,848,415.60
Program Funds Drawdown	\$0.00	\$1,259,030.03
Program Income Drawdown	\$0.00	\$589,385.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,848,415.60
Coachella Valley Housing Coalition	\$0.00	\$1,848,415.60
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Coachella Valley Housing Coalition utilized \$1,848,415.60 in NSP funds and \$11,444.84 in State NP for acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family homes to low-income first-time homebuyers within target areas in Indio, and the unincorporated areas of the Desert Hot Springs Target Area. NSP Assisted Units were sold to qualified low income first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

updated the performance measures, still need to collect the racial data for the homeowners.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	12	0	12	12/12	0/0	12/12	100.00
# Owner Households	12	0	12	12/12	0/0	12/12	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State NSP	\$11,444.84
Total Other Funding Sources	\$0.00

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 (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

09/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$2,833,518.60
Total Budget	\$0.00	\$2,833,518.60
Total Obligated	\$0.00	\$2,833,518.60
Total Funds Drawdown	\$0.00	\$2,833,518.60
Program Funds Drawdown	\$0.00	\$2,519,779.36
Program Income Drawdown	\$0.00	\$313,739.24
Program Income Received	\$153,249.02	\$153,249.02
Total Funds Expended	\$0.00	\$2,833,518.60
Riverside Housing Development Corporation	\$0.00	\$2,833,518.60
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Riverside Housing Development Corporation utilized \$2,833,518.60 in NSP funds for acquisition, rehabilitation and resale of approximately 11 vacant, foreclosed and bank-owned single-family homes to moderate income first-time homebuyers within target areas in the city of Lake Elsinore. NSP Assisted Units were sold to qualified moderate income 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:

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

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:
Rehabilitation/reconstruction of residential structures

Project Number:
09-NSP01

Projected Start Date:
06/23/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Completed

Project Title:
Acq, Rehab, Resale, FTHB

Projected End Date:
12/31/2013

Completed Activity Actual End Date:

Responsible Organization:
City of Indio

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$2,420,830.30
Total Budget	\$0.00	\$2,420,830.30
Total Obligated	\$0.00	\$2,420,830.30
Total Funds Drawdown	\$0.00	\$2,420,830.30
Program Funds Drawdown	\$0.00	\$2,183,325.12
Program Income Drawdown	\$0.00	\$237,505.18
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,420,830.30
City of Indio	\$0.00	\$2,420,830.30
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Indio utilized \$2,420,30.30 in NSP funds for acquisition, rehabilitation and resale of approximately 11 vacant, foreclosed and bank-owned single-family homes to moderate income first-time homebuyers within target areas in the city of Indio. NSP Assisted Units were sold to qualified moderate income 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:

Updated the reporting.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	11	0/0	0/6	11/11	0.00	
# Owner Households	0	0	11	0/0	0/6	11/11	0.00	

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-NSP01-009-LH25
Activity Title:	City of Indio (LH25)

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
09-NSP01

Projected Start Date:
03/07/2010

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Completed

Project Title:
Acq, Rehab, Resale, FTHB

Projected End Date:
12/31/2013

Completed Activity Actual End Date:

Responsible Organization:
City of Indio

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$356,453.22
Total Budget	\$0.00	\$356,453.22
Total Obligated	\$0.00	\$356,453.22
Total Funds Drawdown	\$0.00	\$356,453.22
Program Funds Drawdown	\$0.00	\$313,983.73
Program Income Drawdown	\$0.00	\$42,469.49
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$356,453.22
City of Indio	\$0.00	\$356,453.22
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Indio utilized \$356,453.22 in NSP funds for acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family homes to low income first-time homebuyers within target areas in the city of Indio. NSP Assisted Units were sold to qualified low-income first-time homebuyers whose incomes do not exceed 50% 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:

updated the reporting.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	2/2



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	2	0	2	2/2	0/0	2/2	100.00
# Owner Households	2	0	2	2/2	0/0	2/2	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:	10-NSP01-105X-LH25
Activity Title:	Sheffield Group 3 - NSP1 LH25

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

05/17/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

03/17/2014

Completed Activity Actual End Date:

Responsible Organization:

Sheffield Foreclosure Renovation, Inc.

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$771,059.86
Total Budget	\$0.00	\$771,059.86
Total Obligated	\$0.00	\$771,059.86
Total Funds Drawdown	\$0.00	\$771,059.86
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$771,059.86
Program Income Received	\$85,702.92	\$85,702.92
Total Funds Expended	\$0.00	\$771,059.86
Sheffield Foreclosure Renovation, Inc.	\$0.00	\$771,059.86
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. utilized \$771,059.86 in NSP funds for acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family home to low income first-time homebuyers within Target Areas in the cities of Banning, Hemet and Lake Elsinore areas of the County of Riverside. NSP Assisted Units were sold to qualified low income 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 Banning, Hemet, and Lake Elsinore, areas of the County, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/5	0/0	0/5	0	
# Owner Households	0	0	0	0/0	0/0	0/0	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	

Project # / 09-NSP02 / Acq, Rehab, Rental

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

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: 09-NSP02	Project Title: Acq, Rehab, Rental
Projected Start Date: 07/14/2009	Projected End Date: 12/31/2011
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: NSP Only - LH - 25% Set-Aside	Responsible Organization: Rancho Housing Alliance

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$204,000.00
Total Budget	\$0.00	\$204,000.00
Total Obligated	\$0.00	\$204,000.00
Total Funds Drawdown	\$0.00	\$204,000.00
Program Funds Drawdown	\$0.00	\$144,533.63
Program Income Drawdown	\$0.00	\$59,466.37



Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$204,000.00
Rancho Housing Alliance	\$0.00	\$204,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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 low-income households within the target area of the City of Blythe. NSP Assisted Units will be rented to qualified low income households whose incomes do not exceed 50% of the area median income for the County. Unfortunately, Rancho Housing Alliance went out of business. The Rehabilitation and management of this and other units from activity NSP04-001 was migrated through the County and NSP04-003 to Riverside Community Housing Corp under activity NSP04-004. All reporting for these funds will appear under that activity (NSP04-004).

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:

Removing performance measures from this activity to avoid duplicate reporting. All reporting for this funds will be done on Activity NSP04-004.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
424 Chaparral Dr	Blythe		California	92225	Not Validated / N

Address Support Information



Address: 424 Chaparral Dr, Blythe, California 92225

Property Status: Completed **Affordability Start Date:** **Affordability End Date:**

Completed

Description of Affordability Strategy:

Rental

Activity Type for End Use: **Projected Disposition Date:** **Actual Disposition Date:**

National Objective for End Use: **Date National Objective is met:** **Deadline Date:**

Description of End Use:

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / 09-NSP03 / Enhanced FTHB

Grantee Activity Number: 09-NSP03-NSHP-LMMI

Activity Title: 09-NSP03-NSHP-LMMI

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

09-NSP03

Projected Start Date:

01/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Enhanced FTHB

Projected End Date:

12/31/2013

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency -

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$3,203,913.57
Total Budget	\$0.00	\$3,203,913.57
Total Obligated	\$0.00	\$3,203,913.57
Total Funds Drawdown	\$0.00	\$3,203,913.57
Program Funds Drawdown	\$0.00	\$1,551,042.00
Program Income Drawdown	\$0.00	\$1,652,871.57
Program Income Received	\$97,317.00	\$97,317.00



Total Funds Expended	\$0.00	\$3,203,913.57
Riverside County Economic Development Agency	\$0.00	\$3,203,913.57
Riverside County Economic Development Agency -	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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 purchase price assistance is up to 20% of the sale price of the home not to exceed \$75,000. 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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	61/64
# of Singlefamily Units	0	61/64

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	14/0	47/64	61/64	100.00
# Owner Households	0	0	0	14/0	47/64	61/64	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	

Project # / 09-NSP04 / Acq/Rehab, Frclsd, Vac, or Multi-fam Rental

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

Activity Category: Rehabilitation/reconstruction of residential structures
Activity Status: Completed
Project Number:
Project Title:

09-NSP04

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

Projected Start Date:

07/14/2009

Projected End Date:

07/14/2013

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Rancho Housing Alliance

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2019

N/A

To Date

\$3,000,000.00

Total Budget

\$0.00

\$3,000,000.00

Total Obligated

\$0.00

\$3,000,000.00

Total Funds Drawdown

\$0.00

\$3,000,000.00

Program Funds Drawdown

\$0.00

\$2,321,958.07

Program Income Drawdown

\$0.00

\$678,041.93

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$3,000,000.00

Rancho Housing Alliance

\$0.00

\$3,000,000.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$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.

Unfortunately, Rancho Housing Alliance went out of business. The Rehabilitation and management of this and other units from activity NSP02-002 was migrated through the County and NSP04-003 to Riverside Community Housing Corp under activity NSP04-004. All reporting for these funds will appear under that activity (NSP04-004).

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:

Removing performance measures from this activity to avoid duplicating reporting. Performance measures for these funds will be reported under NSP04-004.



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-34	0/34
# of Multifamily Units	-34	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-32	0	-34	0/34	0/0	0/34	0
# Renter Households	-32	0	-34	0/34	0/0	0/34	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:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP04

Projected Start Date:

10/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

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

Projected End Date:

10/01/2011

Completed Activity Actual End Date:

Responsible Organization:

BIASA II, LP

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$4,677,316.00
Total Budget	\$0.00	\$4,677,316.00
Total Obligated	\$0.00	\$4,677,316.00
Total Funds Drawdown	\$0.00	\$4,677,316.00
Program Funds Drawdown	\$0.00	\$4,158,658.17
Program Income Drawdown	\$0.00	\$518,657.83
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$4,677,316.00
BIASA II, LP	\$0.00	\$0.00
BIASA, L. P. (Re-organized as BIASA II, L.P.)	\$0.00	\$4,677,316.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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 60 two-bedroom units, 30 of these are low income units funded by this activity. 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 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. The other 29 units will be for rent to low-income households whose incomes do not exceed 60% of the area median income for the County, But these units and the manager unit are being funded through other sources. 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:

Combining with 09-NSP04-002B. This activity will now house all financial and performance data related to this structure.



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	30/30
# of Multifamily Units	0	30/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	30	0	0	30/30	0/0	30/30	100.00
# Renter Households	30	0	0	30/30	0/0	30/30	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:	15-NSP04-003
Activity Title:	Rancho Housing Rentals

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP04

Projected Start Date:

06/01/2016

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

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

Projected End Date:

06/30/2017

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency -

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$82,557.24
Total Budget	\$0.00	\$82,557.24
Total Obligated	\$0.00	\$82,557.24
Total Funds Drawdown	\$0.00	\$82,557.24
Program Funds Drawdown	\$0.00	\$57,503.79
Program Income Drawdown	\$0.00	\$25,053.45
Program Income Received	\$0.00	\$49,788.04
Total Funds Expended	\$0.00	\$82,557.24
Riverside County Economic Development Agency -	\$0.00	\$82,557.24
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

On July 14, 2009, Rancho Housing Alliance, Inc. ("RHA"), a non-profit organization, was awarded a total of \$3,204,000 in NSP1 funds for the acquisition, rehabilitation of 9 foreclosed rental duplexes/tri-plexes/quad-plexes, 1 9-unit multi-family housing structure and 1 foreclosed single family home. These were acquired and rehabbed under NSP02-002 and NSP04-001. RHA has fallen on hard times and is unable to manage these NSP activities. In lieu of foreclosing on the properties, RHA has agreed to deed the NSP properties to the County. Due to the County's interest in the properties, the County had to take ownership of properties. On May 3, 2016, the Board of Supervisors approved conveyance of these properties to the County of Riverside. The County is in the process of identifying a qualified nonprofit to continue this NSP activity. The County did identified Riverside Community Housing Corp. The Rehabilitation and management of these units from activity NSP04-001 and NSP02-002 was migrated through the County and NSP04-003 to Riverside Community Housing Corp under activity NSP04-004. All reporting for these funds will appear under that activity (NSP04-004).

Location Description:

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

Activity Progress Narrative:

Removing Performance measures to avoid duplication. The performance measures will be recorded in Activity NSP04-004.



Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-11	0/35
# of Multifamily Units	0	0/9
# of Singlefamily Units	-11	0/26

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:	16-NSP04-004
Activity Title:	Riverside Community Housing Corp (RCHC)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP04

Projected Start Date:

10/25/2016

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

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

Projected End Date:

06/30/2019

Completed Activity Actual End Date:

Responsible Organization:

Riverside Community Housing Corp

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$550,000.00
Total Budget	\$0.00	\$550,000.00
Total Obligated	\$0.00	\$550,000.00
Total Funds Drawdown	\$0.00	\$550,000.00
Program Funds Drawdown	\$0.00	\$316,487.87
Program Income Drawdown	\$0.00	\$233,512.13
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$328,265.44)	\$550,000.00
Riverside Community Housing Corp	(\$328,265.44)	\$550,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Rancho Housing Alliance	Rehabilitation/reconstruction of residential structures	09-NSP02	09-NSP02-002	Rancho Housing, NSP02-09-001-4th	General Account
Rancho Housing Alliance	Rehabilitation/reconstruction of residential structures	09-NSP04	09-NSP04-001	Rancho Housing, NSP04-09-001-4th-5th	General Account
Riverside County Economic Development Agency - Housing	Rehabilitation/reconstruction of residential structures	09-NSP04	15-NSP04-003	Rancho Housing Rentals	General Account

Association Description:

Unfortunately, Rancho Housing Alliance went out of business. The Rehabilitation and management of the units from NSP02-002, NSP04-003, NSP04-001 was migrated through the County and NSP04-003 to Riverside Community Housing Corp under activity NSP04-004. All reporting for these funds will appear under that activity (NSP04-004).

Activity Description:

On September 13, 2016 the Riverside County Board of Supervisors transferred to the Riverside Community



Housing Corp., a California non-profit corporation (RCHC), and affiliate of the Housing Authority of the County of Riverside, fee simple interest in 11 scattered real property sites, with a total of 35 affordable rental housing units, located in the cities of Desert Hot Springs, Cathedral City, and Blythe, all within Riverside County, acquired and rehabilitated by Rancho Housing Alliance, Inc., a California non-profit corporation (RHA) with \$3,204,000 in financing (RHA Loan) from the County through its Neighborhood Stabilization Program (NSP). The RHA Loan was memorialized with loan agreements (RHA Loan Agreement) along with a promissory note and deed of trust for each respective property. The total RHA Loan amount was disbursed by the County to RHA. RHA subsequently became unable to manage the NSP Activity, and in lieu of the County foreclosing on the Properties, RHA agreed to transfer title of the Properties to the County.

The County then conveyed the Properties to RCHC. As part of this conveyance, RCHC assumed the RHA Loan, which assumption was memorialized by an Assignment and Assumption Agreement dated September 13, 2016 between RHA (as assignor) and RCHC (as assignee), with the County's consent. RCHC was approved for \$550,000 in NSP funds to complete minor rehabilitation of the Properties to ensure they meet Federal Housing Quality Standards (HQS), to fund a reserve account to financially stabilize the operation of the Properties and to pay existing unpaid property taxes which RHA was unable to pay. This activity contains the reporting for all expenditures of all of the 11 properties touched by activities NSP02-002, NSP04-001, NSP04-003. This includes address information and performance measures.

Location Description:

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

Activity Progress Narrative:

Corrected performance measures and expenditures to match actual totals. As a reminder this activity contains all of the reporting for NSP02-002, NSP04-001 and NSP04-003.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	35	35/35
# of Multifamily Units	9	9/9
# of Singlefamily Units	26	26/26

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	35/35	0/0	35/35	100.00
# Renter Households	0	0	0	35/35	0/0	35/35	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: 17-NSP04-001

Activity Title: Villa Hermosa II

Activity Category:

Construction of new housing

Project Number:

09-NSP04

Projected Start Date:

01/01/2018

Benefit Type:

Direct (HouseHold)

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:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

Coachella Valley Housing Coalition

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$791,162.00
Total Budget	\$0.00	\$791,162.00
Total Obligated	\$0.00	\$791,162.00
Total Funds Drawdown	\$0.00	\$749,850.98
Program Funds Drawdown	\$0.00	\$332,631.70
Program Income Drawdown	\$0.00	\$417,219.28
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$371,799.19	\$749,850.98
Coachella Valley Housing Coalition	\$371,799.19	\$749,850.98
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

On November 20, 2017, the Board of Supervisors has approved the use of NSP funds to develop and construct a multi-family affordable rental housing project consisting of 68 rental units. A total of 32 units on the property will be reserved as NSP1 assisted units for households whose income do not exceed 50% of the Riverside County Area Median Income.

Location Description:

Location for this project identified as APN 612-170-017 located on approximately 6.32 acres of vacant land on the southwest corner of Van Buren St. and Dr. Carreon, in the city of Indio, CA.

Activity Progress Narrative:

Adjusting the expendisure to match the activies records.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Sites re-used	0	0/1



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		32/32	
# of Multifamily Units	0		32/32	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/32	0/0	0/32	0
# Renter Households	0	0	0	0/32	0/0	0/32	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	

Project # / 09-NSP06 / Administration

Grantee Activity Number: 09-NSP0601
Activity Title: NSP Admin Draws

Activity Category:

Administration

Project Number:

09-NSP06

Projected Start Date:

05/11/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

06/30/2020

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency

Overall

	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$8,385,134.55
Total Budget	\$27,334.59	\$8,385,134.55
Total Obligated	\$27,334.59	\$8,351,507.66
Total Funds Drawdown	\$148,137.58	\$6,990,440.89
Program Funds Drawdown	\$148,137.58	\$3,605,846.38
Program Income Drawdown	\$0.00	\$3,384,594.51



Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$7,067,617.72	\$13,819,949.18
Riverside County Economic Development Agency	\$7,067,617.72	\$13,213,878.21
Riverside County Economic Development Agency -	\$0.00	\$606,070.97
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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. Total expenditure is limited to 10% of original grant plus program income.

Location Description:

5555 Arlington Avenue, Riverside, CA 92504

Activity Progress Narrative:

Updated the total funds expended to reflect the NSP Clean-Up Report total funds drawn.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

Project # / 15-NSP1.5 / Redevelopment and Reconstruction

Grantee Activity Number:	17-NSP1.5-001
Activity Title:	Hayman House

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
15-NSP1.5

Project Title:
Redevelopment and Reconstruction

Projected Start Date:
04/24/2018

Projected End Date:
06/30/2019

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:



Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$291,000.00
Total Budget	\$0.00	\$291,000.00
Total Obligated	\$0.00	\$291,000.00
Total Funds Drawdown	\$38,550.66	\$186,917.14
Program Funds Drawdown	\$38,550.66	\$158,559.43
Program Income Drawdown	\$0.00	\$28,357.71
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$186,917.14	\$240,423.19
Habitat for Humanity Inland Valley, Inc.	\$186,917.14	\$240,423.19
Riverside County Economic Development Agency -	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

On April 24, 2018 that Board of Supervisors, County of Riverside, has approved the use of \$291,000 of NSP1 funds to relocate a real property in the city of Lake Elsinore and rehabilitate this single family residential home (2 bedroom - 1 bathroom), which shall be sold to and occupied by a low income household.

Location Description:

Habitat Inland Valley will utilize NSP1 funds to relocate a certain real property located at 307 North Main St, Lake Elsinore APN 374-073-009 (Existing Home) to 310 East Pottery St., Lake Elsinore APN 377-292-027.

Activity Progress Narrative:

Updated the total funds expended to reflect the NSP clean-Up Report total funds drawn.

Accomplishments Performance Measures

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

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

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

