

# Grantee: Riverside County, CA

## Grant: B-11-UN-06-0504

### July 1, 2021 thru September 30, 2021 Performance

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<b>Grant Number:</b> B-11-UN-06-0504	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Riverside County, CA	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$14,272,400.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$14,272,400.00	<b>Estimated PI/RL Funds:</b> \$12,716,686.70	
<b>Total Budget:</b> \$26,989,086.70		

## Disasters:

### Declaration Number

NSP

## Narratives

### Summary of Distribution and Uses of NSP Funds:

NSP3 funds will be used for the following primary activities, plus administration:

- (1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$12,845,160;
- (2) Acquisition, rehabilitation, and rental of affordable units - \$0;
- (3) Neighborhood Stabilization Homeownership Program (NSHP) - \$0;

(4) Acquisition and Rehabilitation of Foreclosed, Vacant Properties, or New Construction of Multi-Family Rental Projects - \$0;

(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 - \$1,341,000;

(6) NSP program administration: administration costs will not exceed 10% of the NSP3 grant and 10% of program income - \$1,427,240.

### How Fund Use Addresses Market Conditions:

The purpose of the NSP3 funds is to address the negative ramifications of the housing foreclosure crisis that occurred over the past six years due to subprime mortgage lending which, nationally, resulted in significant numbers of homeowners entering into foreclosure and entire neighborhoods becoming vacant and abandoned. These targeted funds will be used to acquire foreclosed homes; demolish or rehabilitate abandoned properties; and to offer purchase price assistance and closing cost assistance to low-, moderate- and middle-income (LMMI) or very low-income (VLI) homebuyers.

### Ensuring Continued Affordability:

For homebuyers, the County of Riverside will record a deed restriction against title to the property requiring owner-occupancy by an initially determined first time home buyer whose annual household earnings do not exceed 120% of the area median income. This affordability period will be allowed to terminate when homeowner repays the loan upon transfer, sale or refinancing of the home, or upon expiration of the 15 year affordability period.

For single-family rental units, the County of Riverside will record a regulatory agreement against title to the property requiring affordable rents to the very low-income population or those households earning not more than 50% of the area median income.

For multi-family rental units, the County of Riverside will require rents affordable to the very low-income population or those households earning not more than 50% of the area median income for a minimum period of fifty-five (55) years. The County will record a regulatory agreement against title to the property requiring property management and maintenance in addition to affordable rents for the term of the regulatory agreement.

In accordance with the NSP regulations, in the case of previously HOME-assisted properties for which affordability restrictions were terminated through foreclosure or deed in lieu of foreclosure, an NSP grantee will be required to reinstate the HOME affordability restrictions for the remaining period of HOME affordability or any more restrictive continuing period of affordability required by any other financing source participating in the NSP project.



**Definition of Blighted Structure:**

The County of Riverside defines blight consistent with the California Health and Safety Code definition of a blighted structure as: Blighted, abandoned or unoccupied residential properties, which may require rehabilitation to improve sustainability and attractiveness of housing and neighborhoods, will be eligible under this use. Abandoned, vacant or demolished will also be included in the definition of blight. 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: 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 a. 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. A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer facilities. California Health and Safety Code Section 33031 This subdivision describes physical conditions that cause blight: a. Buildings which are unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities. b. Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. This condition may be caused by buildings of a substandard, defective or obsolete design or construction given the present general plan, zoning or other development standards. c. Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area. d. The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given the present general plan, and zoning standards and present market conditions. This subdivision describes economic conditions that cause blight: a. Depreciated or stagnant property values. b. Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459). c. &nbs

**Definition of Blighted Structure:**

p; Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings. d. A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions. e. Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding

**Definition of Affordable Rents:**

The County of Riverside will adopt the affordability requirements in the HUD HOME program as set forth in 24 CFR 92.252 (2) (2) for rental housing and in 24 CFR 92.254 for homeownership housing.

**Grantee Contact Information:**

Name (Last, First): Garcia, Juan  
 Email Address: JUGarcia@rivcoeda.org  
 Phone Number: 951-343-5473  
 Mailing Address: 5555 Arlington Avenue, Riverside, CA 92504

**Housing Rehabilitation/New Construction Standards:**

- a. Newly constructed, substantially rehab or gut rehab (as defined by HUD) of single or multi-family residential structures being funded using NSP3 assistance must, at project completion, meet all applicable regulations in accordance with Minimum Standard Riverside County Codes (<http://www.tlma.co.riverside.ca.us/building/>) as well as all locally adopted codes.
- b. The County of Riverside will also adopt the HUD defined Housing Quality Standards (HQS) as its standard for all NSP3 projects requiring different levels of rehabilitation. NSP3 recipients will be required to adhere to the strictest housing rehabilitation standards mentioned above.
- c. When rehabilitating NSP3 properties the County of Riverside will require to the extent feasible the replacement of older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers, and dishwashers) with Energy Star labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- d. All requirements of 24 CFR Part 35 as related to lead-based paint shall apply to NSP3 activities.

In addition to the above housing rehabilitation standards the County of Riverside has adopted, the County is also adopting green standard elements that all NSP3 recipients must follow to the maximum extent feasible.

- a. For substantial rehab, gut rehab, or new construction of residential properties up to three stories, the County of Riverside will adopt the standard for Energy Star Qualified New Homes ([http://www.energystar.gov/index.cfm?c=new\\_homes.nh\\_features](http://www.energystar.gov/index.cfm?c=new_homes.nh_features)). For substantial rehab, gut rehab or new constructions of residential properties that are mid -or high-rise multifamily housing will be designed to meet the American Society of Heating, Refrigerating, and Air-Conditioning Engineers Standard 90.1-2004, Appendix G plus 20 percent.

**Vicinity Hiring:**

Local Hiring Requirement: To the maximum extent feasible, the County will impose a local hiring requirement on all NSP3 recipients. Every contract or agreement with any private entity receiving NSP3 funds (NSP3 recipient) from the County of Riverside, either as a partner in development or sub-grantee, shall include provision requiring a local hiring requirement and imposition of Section 3 thresholds. The local area vicinity will be defined as the NSP3 target area in which the developer is contracted for.

All NSP3 recipients shall be required to develop and submit to the County 30 days prior to construction, a Local Hiring Schedule that establishes the hiring process, workforce needs, and approximate timetable to be followed by the NSP3 recipient and subcontractors for construction hiring to achieve the overall requirements of the local hiring requirement. The Local Hiring Schedule shall include an estimate of: number of workers or work hours required per month, per day, per trade, and total for the project.

Prior to commencing work, a Letter of Assent must be signed by NSP3 recipients and their subcontractors working on NSP3 funded projects. The letter states that all parties doing construction work on NSP3 funded projects have read, understands, and accept the terms of the County of Riverside NSP3 local hiring requirement, and are aware that they are bound to fulfilling the requirements. Evidence will have to be provided to the County of all efforts made to adhere to this requirement.



**Procedures for Preferences for Affordable Rental Dev.:**

The County of Riverside has transferred the initial allocation for rental housing to the primary activity of acquisition, rehabilitation and resale to eligible first-time homebuyers.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$24,334,237.08
<b>Total Budget</b>	\$0.00	\$24,334,237.08
<b>Total Obligated</b>	\$0.00	\$24,334,237.08
<b>Total Funds Drawdown</b>	\$0.00	\$24,277,894.56
<b>Program Funds Drawdown</b>	\$0.00	\$12,067,533.78
<b>Program Income Drawdown</b>	\$0.00	\$12,210,360.78
<b>Program Income Received</b>	\$165,257.05	\$12,692,732.37
<b>Total Funds Expended</b>	\$0.00	\$24,277,894.56
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Funds Expended**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Habitat for Humanity Inland Valley, Inc.	\$ 0.00	\$ 1,500,000.00
Habitat for Humanity Riverside, Inc.	\$ 0.00	\$ 1,530,000.00
Housing Authority of the County of Riverside	\$ 0.00	\$ 241,000.00
LINC-Beaumont Apts LP	\$ 0.00	\$ 1,100,000.00
Riverside County Economic Development Agency - Admin	\$ 0.00	\$ 2,595,140.63
Riverside County Economic Development Agency - Housing	\$ 0.00	\$ 3,346,980.00
Riverside Housing Development Corporation	\$ 0.00	\$ 7,337,831.08
Sheffield Foreclosure Renovation, Inc.	\$ 0.00	\$ 6,626,942.85

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$ .00
<b>Overall Benefit Amount</b>	\$24,335,169.79	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$2,140,860.00	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$1,427,240.00	\$2,651,483.15	\$2,595,140.63
<b>Limit on Admin</b>	\$ .00	\$2,651,483.15	\$2,595,140.63
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$6,747,271.68		\$9,337,033.40

**Overall Progress Narrative:**

During this current reporting period ending September 30, 2021, the County of Riverside has continued to work with developers to try to identify additional eligible projects to spend down NSP funds. The County is working on two potential developments in the City of Temecula and Jurupa Valley that will use up the remaining of the NPS3 funds if successful. 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
11-NSP3.1, Acq, Rehab, & Resale of SFD	\$0.00	\$20,749,593.99	\$10,273,267.73
11-NSP3.2, Acq, Rehab, & Rental of SFD	\$0.00	\$0.00	\$0.00
11-NSP3.3, Homeownership Program (NSHP)	\$0.00	\$0.00	\$0.00
11-NSP3.4, Acq, Rehab or New Const of MF Projects	\$0.00	\$0.00	\$0.00
11-NSP3.5, Redev of Vacant/Demo Properties/Reconst of	\$0.00	\$1,341,000.00	\$923,865.83
11-NSP3.6, NSP Program Administration	\$0.00	\$2,651,483.15	\$870,400.22
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP3PIWAIVER, NSP3 Program Income Waiver	\$0.00	\$0.00	\$0.00

## Activities

**Project # / 11-NSP3.1 / Acq, Rehab, & Resale of SFD**



**Grantee Activity Number: 11-NSP3.1-DPALMMI**  
**Activity Title: NSP3 Purchase Price Assistance (LMMI)**

**Activity Type:**  
 Homeownership Assistance to low- and moderate-income  
**Project Number:**  
 11-NSP3.1  
**Projected Start Date:**  
 02/28/2011  
**Benefit Type:**  
 Direct ( HouseHold )  
**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Completed  
**Project Title:**  
 Acq, Rehab, & Resale of SFD  
**Projected End Date:**  
 05/21/2018  
**Completed Activity Actual End Date:**  
  
**Responsible Organization:**  
 Riverside County Economic Development Agency -

Overall	Jul 1 thru Sep 30, 2021	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$2,155,308.00
<b>Total Budget</b>	\$0.00	\$2,155,308.00
<b>Total Obligated</b>	\$0.00	\$2,155,308.00
<b>Total Funds Drawdown</b>	\$0.00	\$2,155,308.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$2,155,308.00
<b>Program Income Received</b>	\$165,257.05	\$165,257.05
<b>Total Funds Expended</b>	\$0.00	\$2,155,308.00
Riverside County Economic Development Agency -	\$0.00	\$2,155,308.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Activity Description:**

This activity was created to provide down payment assistance to eligible homebuyers purchasing NSP homes after they were rehabilitated. The down payment assistance provided was in the form of a silent-second loan in the amount of up to twenty percent (20%) of the purchase price. All the homes have an affordability period of fifteen (15) years. In addition, to insure the County's investment, the County adopted an equity share restriction and a recapture agreement during the affordability period for each home. A total of \$2,155,308 of NSP funds was provided in the form of down payment assistance for households earning up to 120% median.

**Location Description:**

Designated target areas as defined in Riverside County's 2010-11 One Year Action Plan.

**Activity Progress Narrative:**



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	79/39
# of Singlefamily Units	0	79/39

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	8/0	31/39	39/39	100.00
# Owner	0	0	0	8/0	31/39	39/39	100.00

## Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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Activity Supporting Documents: None

