

Jan 1, 2010 thru Mar 31, 2010 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

Reviewed By HUD:
Reviewed and Approved

QPR Contact:
No QPR Contact Found

Disasters: Declaration Number

NSP

Plan Description:

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.

Recovery Needs:

NSP funds will be used for the following primary activities, plus administration: (1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$20,000,000; (2) Acquisition, rehabilitation, and rental to very low-income persons - \$1,855,000; (3) Neighborhood Stabilization Homeownership Program purchase price assistance - \$9,700,000; (4) Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental projects - \$12,157,000; (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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	48,567,786
Total CDBG Program Funds Budgeted	N/A	48,567,786
Program Funds Drawdown	9,488,814	23,315,787.65

Obligated CDBG DR Funds	16,210,938.71	36,371,135
Expended CDBG DR Funds	9,451,140.89	23,274,787.65
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	8.267
Minimum Non-Federal Match	0	0
Limit on Public Services	7,285,167.9	0
Limit on Admin/Planning	4,856,778.6	1,511,471.85
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	12,141,946.5	12,437,393.91

Overall Progress Narrative:

Please note that the NSP funds reported under the Recovery Needs of the action plan have been revised but have not reflected in most recent nor in current QPR. DRGR technical staff is currently analyzing this problem.

During the quarter of January 1, 2010 thru March 31, 2010, the County has amended its One-Year Action Plan of the 2004-2009 Five-Year Consolidated Plan to reallocate Neighborhood Stabilization Program (NSP) funds as follows:

NSP-1 for Acquisition, Rehabilitation and Resale of foreclosed single-family properties to first-time homebuyers. Funding allocation increased by \$1,285,000; revised NSP-1 funding allocation \$33,712,000.

NSP-3 for Homeownership Assistance program (NSHP). Funding allocation decreased by \$285,000; revised funding allocation \$2,118,684.

NSP-4 for Acquisition and Rehabilitation of foreclosed and vacant multi-family properties, or the construction of new multi-family rental projects. Funding allocation decreased by \$1,000,000; revised funding allocation \$7,677,316.

While NSP-1, 3 and 4 funding allocations were amended, NSP-2 for Acquisition, Rehabilitation and Rental of foreclosed single-family properties maintained its project budget of \$204,000.

Overall under NSP-1, 2, 3 and 4, as of March 31, 2010, a total of 150 NSP eligible properties were identified and obligated \$31,422,823 in NSP funds.

Of this, a total of 142 single-family homes were obligated for \$25,117,053 with an average of \$176,881; one single-family rental home under NSP-2 for \$204,000; a total of 6 multi-unit properties were obligated under NSP-4 for \$1,424,454 with an average of \$94,964 per unit; and a 60-unit townhome complex was obligated under NSP-4 for \$4,677,316.

Under NSP-1, two (2) Homebuyer transactions were closed with total homebuyer assistance of \$76,670. Six (6) Homebuyer transactions were currently in escrow and 11 additional homebuyer transactions were approved to purchase NSP1 Homes.

Under NSHP, as of March 31, 2010, the County expended a total of \$1,165,322. Of that, 26 homebuyers were provided with a total of \$904,452 in purchase price assistance. The average NSP expended for purchase price assistance is \$34,787 per unit. Ten (10) homes have undergone or will undergo minor rehabilitation with a total obligation of \$260,870 in NSP funds. The average rehabilitation assistance per unit is \$26,087.

Progress Toward Activity Type Targets:

NSP01 - Acquisition, Rehab, Resale, FTHB: target 150 units, actual 113 units

NSP02 - Acquisition, Rehab, Rental: target 10 units, actual 1 unit

NSP03 - Enhanced FTHB: target 190 units, actual 26 units

NSP04 - Acquisition/Rehab, Foreclosed, Vacant, or Multi-family Rent: target 120 units, actual 75 units

Progress Toward National Objective Targets:

NSP Only - LMMI: target 369, actual 119

NSP Only - LH-25% Set-Aside: target 101, actual 96

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	8,252,863.99	33,712,000	15,627,605.09
09-NSP02, Acq, Rehab, Rental	124,015.7	204,000	124,015.7
09-NSP03, Enhanced FTHB	420,096	2,118,684	1,017,078
09-NSP04, Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	310,373.75	7,677,316	5,032,497.01
09-NSP06, Administration	381,464.56	4,855,786	1,514,591.85
9999, Restricted Balance	0	0	0
BCKT, Bucket Project	0	-48,567,786	0
CANCELLED - Duplicate, Administration	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
09-NSP04	Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	09-NSP04-001	Rancho Housing, NSP04-09-001-4th-5th
		09-NSP04-002	Hacienda Hills, NSP04-09-001-5th

09-NSP06	Administration	09-NSP0601	NSP Admin Draws
09-NSP01	Acq, Rehab, Resale, FTHB	09-NSP01-001	Housing Authority, NSP1-09-002-4th
		09-NSP01-002	DHS RDA, NSP1-09-001-5th
		09-NSP01-003	CVHC, NSP1-09-003-4th
		09-NSP01-004	NPHS, NSP1-09-002-5th
		09-NSP01-005	Housing Authority, NSP1-09-00-1235
		09-NSP01-006	RHDC Lake Elsinore, NSP1-09-001-1st
		09-NSP01-007	Norco Redevelopment Agency, NSP1-09-001-2nd
		09-NSP01-008	RHDC Valle Vista, NSP1-09-001-3rd
		09-NSP01-009	City of Indio, NSP1-09-001-4th
		09-NSP01-010	Habitat Inland Valley, NSP1-09-001-1st-3rd-5th
		09-NSP01-011	Habitat Riverside, NSP1-09-002-2nd
		09-NSP01-012	NPHS, NSP1-10-001-5th-LM
		09-NSP01-013	NPHS, NSP1-10-001-5th-VL
		09-NSP01-014	Sheffield, NSP1-10-001-1st-5th
		09-NSP01-015	RHDC Group 3, NSP1-10-001-3rd
BCKT	Bucket Project	<i>No activities in this project</i>	
09-NSP03	Enhanced FTHB	09-NSP03-NSHP-LH25	NSHP 25% Set-Aside
		09-NSP03-NSHP-LMMI	09-NSP03-NSHP-LMMI BUCKET
09-NSP02	Acq, Rehab, Rental	09-NSP02-002	Rancho Housing, NSP02-09-001-4th
CANCELLED - Duplicate	Administration	<i>No activities in this project</i>	
9999	Restricted Balance	<i>No activities in this project</i>	

Activities

Grantee Activity Number:
09-NSP01-001

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

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
07/02/2009

Projected End Date:
07/02/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
Housing Authority of the County of Riverside,
5555 Arlington Ave., Riverside, CA 92504

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	2,296,125
Total CDBG Program Funds Budgeted	N/A	2,296,125
Program Funds Drawdown	902,632.24	1,298,501.17
Obligated CDBG DR Funds	1,170,600	1,718,665
Expended CDBG DR Funds	902,257.24	1,298,126.17
Housing Authority of the County of Riverside, 5555 Arlington Ave., Riverside, CA 92504	902257.24	1298126.17
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	8/11
# of housing units	0	0	5	0/0	0/0	8/11
# of Households benefitting	0	0	0	0/0	0/11	0/11

Activity Description:

The Housing Authority of the County of Riverside will utilize \$2,400,000 in NSP funds, including program income, 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. Currently, HACR have acquired a total of 8 properties. Of this, 7 properties have closed escrow and 1 property is scheduled to close escrow in April 2010. Rehabilitation is expected to begin immediately upon purchase of the properties. HACR is in the process of identifying potential first-time homebuyers for the properties.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-002

Activity Title:

DHS RDA, NSP1-09-001-5th

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Desert Hot Springs Redevelopment Agency, 65-950 Pierson Blvd., Desert Hot Springs, CA 92240

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	2,800,000
Total CDBG Program Funds Budgeted	N/A	2,800,000
Program Funds Drawdown	440,256.81	1,011,103.65
Obligated CDBG DR Funds	1,266,785	2,188,690
Expended CDBG DR Funds	442,152.21	1,012,624.05
City of Desert Hot Springs Redevelopment Agency, 65-950 Pierson Blvd., Desert Hot Springs, CA 92240	442152.21	1012624.05
Match Contributed	0	0

Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	6	0/0	0/0	12/23
# of housing units	0	0	6	0/0	0/0	12/23
# of Households benefitting	0	0	0	0/0	0/23	0/23

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 acquired a total of 12 properties, of which 11 have closed escrow and 1 property to close early in April 2010. Two additional properties have been identified and are expected to close in April and May 2010. DHS is continuing to work on identifying eligible properties to purchase and identifying potential first-time homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:
09-NSP01-003

Activity Title:
CVHC, NSP1-09-003-4th

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
06/16/2009

Projected End Date:
06/16/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
Coachella Valley Housing Coalition, 45-701
Monroe St., Suite G, Indio, CA 92201

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	2,611,665
Total CDBG Program Funds Budgeted	N/A	2,611,665
Program Funds Drawdown	1,194,328.89	1,407,055.87
Obligated CDBG DR Funds	1,932,399	2,309,967
Expended CDBG DR Funds	1,195,078.89	1,407,055.87
Coachella Valley Housing Coalition, 45-701 Monroe St., Suite G, Indio, CA 92201	1195078.89	1407055.87
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	12	0/0	0/0	15/20
# of housing units	0	0	12	0/0	0/0	15/20
# of Households benefitting	0	0	0	0/0	0/20	0/20

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 acquired a total of 15 properties and two additional properties are in escrow and scheduled to close May 2010. Rehabilitation is expected to begin immediately upon purchase of the properties. CVHC is in the process of identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-004

Activity Title:

NPHS, NSP1-09-002-5th

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Neighborhood Partnership Housing Services,
320 W. "G" St., #103, Ontario, CA 91762

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	1,298,814.5
Total CDBG Program Funds Budgeted	N/A	1,298,814.5
Program Funds Drawdown	268,187.53	949,560.38
Obligated CDBG DR Funds	194,123	1,232,126
Expended CDBG DR Funds	268,187.53	949,560.38
Neighborhood Partnership Housing Services, 320 W. "G" St., #103, Ontario, CA 91762	268187.53	949560.38
Match Contributed	0	0

Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	5/6
# of housing units	0	0	1	0/0	0/0	5/6
# of Households benefitting	1	0	1	1/0	0/6	1/6

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,309,610 in NSP program funds and program income, 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 has acquired a total of 5 properties and is in the process of identifying additional properties to purchase. Rehabilitation has been completed on 3 properties. NPHS has successfully sold one of the homes to an eligible buyer. NPHS is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
446 Serrana Rd	Perris	NA	92570

Other Funding Sources Budgeted - Detail

Match Sources **Amount**

No Other Match Funding Sources Found

Other Funding Sources **Amount**

No Other Funding Sources Found

Grantee Activity Number:
09-NSP01-005

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

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
06/16/2009

Projected End Date:
06/16/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
Housing Authority of the County of Riverside,
5555 Arlington Ave., Riverside, CA 92504

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	3,000,000
Total CDBG Program Funds Budgeted	N/A	3,000,000
Program Funds Drawdown	1,237,487.02	2,382,759.71
Obligated CDBG DR Funds	856,953	3,000,000
Expended CDBG DR Funds	1,237,912.02	2,382,759.71
Housing Authority of the County of Riverside, 5555 Arlington Ave., Riverside, CA 92504	1237912.02	2382759.71
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	15/12
# of housing units	0	0	4	0/0	0/0	15/12
# of Households benefitting	0	0	0	0/0	0/12	0/12

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 acquired a total of 15 properties, of which 4 have completed rehabilitation; 100% of NSP funds have been obligated. Rehabs on the remaining homes continue. HACR is in the process of identifying eligible homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-006

Activity Title:

RHDC Lake Elsinore, NSP01-09-001-1st

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Riverside Housing Development Corporation,
4250 Brockton Ave., Riverside, CA 92501

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	2,994,950.47
Total CDBG Program Funds Budgeted	N/A	2,994,950.47
Program Funds Drawdown	813,234.68	2,042,431.03
Obligated CDBG DR Funds	214,870	3,000,000
Expended CDBG DR Funds	813,284.68	2,042,056.03
Riverside Housing Development Corporation,	813284.68	2042056.03

4250 Brockton Ave., Riverside, CA 92501

Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	11/15
# of housing units	0	0	1	0/0	0/0	11/15
# of Households benefitting	0	0	0	0/0	0/15	0/15

Activity Description:

The Riverside Housing Development Corporation will utilize \$3,000,000 in NSP funds, including program income, 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. During the reporting period, RHDC's project budget has increased to \$3,000,000. RHDC currently has acquired a total of 11 properties, of which 10 properties have begun rehabilitation, and one property to close escrow in April 2010. 100% of RHDC's NSP funds have been obligated.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-007

Activity Title:

Norco Redevelopment Agency, NSP01-09-001-2nd

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:Norco Redevelopment Agency, 2870 Clark Ave.,
Norco, CA 92860

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	1,627,000
Total CDBG Program Funds Budgeted	N/A	1,627,000
Program Funds Drawdown	764,146.04	1,052,088.25
Obligated CDBG DR Funds	993,860	1,398,335
Expended CDBG DR Funds	764,596.04	1,052,088.25
Norco Redevelopment Agency, 2870 Clark Ave., Norco, CA 92860	764596.04	1052088.25
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	5/6
# of housing units	0	0	3	0/0	0/0	5/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

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 currently has 4 properties that have closed escrow and begun rehabilitation, 2 properties are prepared to close escrow in April 2010. Norco RDA is also working on qualifying potential homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-008

Activity Title:

RHDC Valle Vista, NSP01-09-001-3rd

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Riverside Housing Development Corporation,
4250 Brockton Ave., Riverside, CA 92501

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	2,000,000
Total CDBG Program Funds Budgeted	N/A	2,000,000
Program Funds Drawdown	311,795.22	1,350,497.7
Obligated CDBG DR Funds	32,954	2,000,000
Expended CDBG DR Funds	311,795.22	1,350,497.7
Riverside Housing Development Corporation,	311795.22	1350497.7

4250 Brockton Ave., Riverside, CA 92501

Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	8/10
# of housing units	0	0	0	0/0	0/0	8/10
# of Households benefitting	0	0	0	0/0	0/10	0/10

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 a total of 8 properties and has begun rehabilitation. RHDC has obligated 100% of NSP funds.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:
09-NSP01-009

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

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
06/23/2009

Projected End Date:
06/23/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Indio, 100 Civic Center Mall, Indio, CA
92201

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	2,800,000
Total CDBG Program Funds Budgeted	N/A	2,800,000
Program Funds Drawdown	1,008,578.29	1,277,686.04
Obligated CDBG DR Funds	1,641,431	1,999,114
Expended CDBG DR Funds	1,013,030.18	1,277,686.04
City of Indio, 100 Civic Center Mall, Indio, CA 92201	1013030.18	1277686.04
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	6	0/0	0/0	9/16
# of housing units	0	0	6	0/0	0/0	9/16
# of Households benefitting	0	0	0	0/0	0/16	0/16

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 currently has acquired 7. The City of Indio will be closing 6 additional properties and will be reported next QPR. The City of Indio is working on qualifying potential homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-010

Activity Title:

Habitat Inland Valley, NSP01-09-001-1st-3rd-5th

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

07/14/2009

Projected End Date:

07/14/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Habitat for Humanity Inland Valley, Inc., 27475 Ynez Rd., #390, Temecula, CA 92591

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	1,685,486.44
Total CDBG Program Funds Budgeted	N/A	1,685,486.44
Program Funds Drawdown	488,677.3	1,304,133.3
Obligated CDBG DR Funds	735,707	1,717,000
Expended CDBG DR Funds	488,439.6	1,303,895.6
Habitat for Humanity Inland Valley, Inc., 27475 Ynez Rd., #390, Temecula, CA 92591	488439.6	1303895.6
Match Contributed	0	0
Program Income Received	0	0

Program Income Drawdown	0	0
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Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	10/10
# of housing units	0	0	4	0/0	0/0	10/10
# of Households benefitting	0	0	0	0/0	0/0	0/10

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. Habitat has acquired a total of 10 properties, of which 7 have begun rehabilitation and 3 have completed rehabilitation and awaiting final walk-through. 100% of Habitat's NSP funds have been obligated.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-011

Activity Title:

Habitat Riverside, NSP01-09-002-2nd

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
07/14/2009

Projected End Date:
07/14/2010

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

Responsible Organization:
Habitat for Humanity Riverside, Inc., 2121
Atlanta Ave., Suite B-3, Riverside, CA 92507

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	1,875,564.37
Total CDBG Program Funds Budgeted	N/A	1,875,564.37
Program Funds Drawdown	401,330.47	1,129,578.49
Obligated CDBG DR Funds	648,300	1,683,021
Expended CDBG DR Funds	401,755.47	1,129,578.49
Habitat for Humanity Riverside, Inc., 2121 Atlanta Ave., Suite B-3, Riverside, CA 92507	401755.47	1129578.49
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	8/11
# of housing units	0	0	3	0/0	0/0	8/11
# of Households benefitting	0	0	0	0/0	0/0	0/11

Activity Description:

Habitat for Humanity Riverside will utilize \$2,000,000 in NSP funds, including program income, 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 HFHR's project budget has increased to \$2,000,000.

HFHR currently has acquired eight (8) properties and has begun rehabilitation; of which, 7 properties are awaiting final walk-through. HFHR is continuing to identify more potential homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-012

Activity Title:

NPHS, NSP1-10-001-5th-LM

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

03/02/2010

Projected End Date:

03/02/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

Neighborhood Partnership Housing Services,
320 W. "G" St., #103, Ontario, CA 91762

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	1,066,432
Total CDBG Program Funds Budgeted	N/A	1,066,432
Program Funds Drawdown	421,676.8	421,676.8
Obligated CDBG DR Funds	1,041,335	1,041,335
Expended CDBG DR Funds	421,676.8	421,676.8
Neighborhood Partnership Housing Services, 320 W. "G" St., #103, Ontario, CA 91762	421676.8	421676.8

Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/7
# of housing units	0	0	4	0/0	0/0	4/7
# of Households benefitting	0	0	0	0/3	0/4	0/7

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,066,432 in NSP funds for acquisition, rehabilitation and resale of approximately 7 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the cities and unincorporated areas of Perris and 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 and unincorporated areas 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 March 2, 2010. This is NPHS' new activity for reporting period 01/01/-03/31/2010. NPHS currently has acquired a total of 3 properties and 1 property to close escrow in April 2010. NPHS is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:
09-NSP01-013

Activity Title:
NPHS, NSP1-10-001-5th-VL

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
03/02/2010

Projected End Date:
03/02/2011

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

Responsible Organization:
Neighborhood Partnership Housing Services,
320 W. "G" St., #103, Ontario, CA 91762

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	1,036,472
Total CDBG Program Funds Budgeted	N/A	1,036,472
Program Funds Drawdown	532.7	532.7
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Neighborhood Partnership Housing Services, 320 W. "G" St., #103, Ontario, CA 91762	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/0	0/0	0/5

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,036,472 in NSP funds for acquisition, rehabilitation and resale of approximately 5 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within Target Areas in the cities and unincorporated areas of Perris and Menifee. 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 and unincorporated areas 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 March 2, 2010. This is also a new activity for reporting period 01/01/-03/31/2010. NPHS is currently working on identifying properties to acquire and rehabilitate.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-014

Activity Title:

Sheffield, NSP1-10-001-1st-5th

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

03/02/2010

Projected End Date:

03/02/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

Sheffield Foreclosure Renovation, Inc., 3400
Central Ave., Riverside, CA 92506

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	4,157,190.19
Total CDBG Program Funds Budgeted	N/A	4,157,190.19
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	663,478	663,478
Expended CDBG DR Funds	0	0
Sheffield Foreclosure Renovation, Inc., 3400 Central Ave., Riverside, CA 92506	0	0
Match Contributed	0	0

Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	3/22
# of housing units	0	0	3	0/0	0/0	3/22
# of Households benefitting	0	0	0	0/0	0/22	0/22

Activity Description:

Sheffield Foreclosure Renovation, Inc. will utilize \$4,070,000 in NSP funds, of which \$171,249.33 are from program income, for acquisition, rehabilitation and resale of approximately 22 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the cities and unincorporated areas of Canyon Lake, Lake Elsinore, and Temecula. 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 and unincorporated areas of Canyon Lake, Lake Elsinore, Temecula 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 Sheffield foreclosure Renovation, Inc. on March 2, 2010. This is a new activity for reporting period 01/01/-03/31/2010. Sheffield currently has acquired a total of 3 properties and 2 additional properties to close escrow in May 2010. Rehabilitation is expected to begin immediately upon purchase of properties. Sheffield is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:
09-NSP01-015

Activity Title:
RHDC Group 3, NSP1-10-001-3rd

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
03/02/2010

Projected End Date:
03/02/2011

National Objective:
NSP Only - LMMI

Responsible Organization:
Riverside Housing Development Corporation,
4250 Brockton Ave., Riverside, CA 92501

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	2,672,502.74
Total CDBG Program Funds Budgeted	N/A	2,672,502.74
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Riverside Housing Development Corporation, 4250 Brockton Ave., Riverside, CA 92501	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/13
# of housing units	0	0	0	0/0	0/0	0/13
# of Households benefitting	0	0	0	0/0	0/13	0/13

Activity Description:

The Riverside Housing Development Corporation will utilize \$3,000,000 in NSP funds, including program income, for acquisition, rehabilitation and resale of approximately 13 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the cities of San Jacinto and Temecula. 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 San Jacinto and Temecula 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 March 2, 2010. This is a new activity for reporting period 01/01/-03/31/2010. RHDC has identified properties and will be reported on the next QPR.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP02-002

Activity Title:

Rancho Housing, NSP02-09-001-4th

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP02

Project Title:

Acq, Rehab, Rental

Projected Start Date:

07/14/2009

Projected End Date:

07/14/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Rancho Housing Alliance, 53-990 Enterprise Way, Suite 1, Cathedral City, CA 92234

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	204,000
Total CDBG Program Funds Budgeted	N/A	204,000
Program Funds Drawdown	124,015.7	124,015.7
Obligated CDBG DR Funds	204,000	204,000
Expended CDBG DR Funds	124,015.7	124,015.7
Rancho Housing Alliance, 53-990 Enterprise Way, Suite 1, Cathedral City, CA 92234	124015.7	124015.7
Match Contributed	0	0

Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/1
# of housing units	0	0	1	0/0	0/0	1/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

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 acquired one property and rehabilitation is at final stage and expected to be completed in April 2010. 100% of RHA's NSP funds have been obligated.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:
09-NSP03-NSHP-LH25

Activity Title:
NSHP 25% Set-Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

01/01/2010

Projected End Date:

01/01/2011

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:Riverside County Economic Development
Agency, 3403 10th St., Suite 500, Riverside, CA
92501-3670

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	67,546
Total CDBG Program Funds Budgeted	N/A	67,546
Program Funds Drawdown	8,910	25,900
Obligated CDBG DR Funds	160,072	160,072
Expended CDBG DR Funds	8,910	8,910
Riverside County Economic Development Agency, 3403 10th St., Suite 500, Riverside, CA 92501-3670	8910	8910
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	2/3
# of Households benefitting	0	0	2	0/0	0/0	2/3

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. This activity under the Neighborhood Stabilization Homeownership Program (NSHP) will provide purchase price assistance to very low-income (VLI) 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 50% 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 of the greatest need determination.

Activity Progress Narrative:

To this date, the Neighborhood Stabilization Homeownership Program (NSHP) for very-low income households has currently obligated \$67,546 of NSP funds to 2 first-time home buyers.

Of these, 1 property has completed activity and 1 property has closed escrow and undergoing rehabilitation. An additional property which previously had funds reserved has canceled escrow.

The current obligated amount of \$160,072 in QPR is in error and correct amount of \$67,546 will be reflected in the next quarterly report.

Activity Location:

Address	City	State	Zip
77 Mercado St	Perris	NA	92570
29041 Paseo Juanita	Menifee	NA	92587

Other Funding Sources Budgeted - Detail

Match Sources Amount

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number:

09-NSP03-NSHP-LMMI

Activity Title:

09-NSP03-NSHP-LMMI BUCKET

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Riverside County Economic Development
Agency, 3403 10th St., Suite 500, Riverside, CA
92501-3670

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	1,512,710
Total CDBG Program Funds Budgeted	N/A	1,512,710
Program Funds Drawdown	411,186	890,314
Obligated CDBG DR Funds	499,984	996,912

Expended CDBG DR Funds	373,566	869,699
Riverside County Economic Development Agency, 3403 10th St., Suite 500, Riverside, CA 92501-3670	373566	869699
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	9	0/0	0/0	24/187
# of Households benefitting	3	6	9	10/0	14/187	24/187

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:

To this date, the Neighborhood Stabilization Homeownership Program (NSHP) has assisted 23 low- and moderate-income homebuyers and obligated \$996,912 in NSP-3 funds. Of this, 13 properties have completed activities and 10 properties are pending completion of rehabilitation.

Out of 23 assisted properties, 16 homes will undergo or have completed rehabilitation.

Activity Location:

Address	City	State	Zip
31627 Fille Dr	Winchester	NA	92596
23945 Cheyenne Canyon Dr	Quail Valley	NA	92587
985 Cypress Dr	San Jacinto	NA	92583
30537 North Gate Ln	Murrieta	NA	92563
27862 Cliff Top Ct	Sun City	NA	92585
877 Washington Ave	San Jacinto	NA	92583
1779 Caseros Dr	San Jacinto	NA	92582
1377 Blooms Day Wy	Beaumont	NA	92223

1448 New Dawn Ln	Beaumont	NA	92223
29209 Promenade Rd	Menifee	NA	92584
27840 Avenida Maravilla	Cathedral City	NA	92234

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

09-NSP04-001

Activity Title:

Rancho Housing, NSP04-09-001-4th-5th

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP04

Project Title:

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

Projected Start Date:

07/14/2009

Projected End Date:

07/14/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Rancho Housing Alliance, 53-990 Enterprise Way, Suite 1, Cathedral City, CA 92234

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	2,940,135.8
Total CDBG Program Funds Budgeted	N/A	2,940,135.8
Program Funds Drawdown	214,048.54	1,018,205.09
Obligated CDBG DR Funds	238,954	1,424,454
Expended CDBG DR Funds	213,773.54	1,017,930.09
Rancho Housing Alliance, 53-990 Enterprise Way, Suite 1, Cathedral City, CA 92234	213773.54	1017930.09
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	6/12

# of housing units	0	0	2	0/0	0/0	15/18
# of Households benefitting	0	0	0	0/18	0/0	0/18

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 requested additional NSP funds of \$1,500,000 to purchase approximately six additional multi-unit properties. The total budget for this activity has increased to \$3,000,000.

RHA has acquired a total 6 properties and has begun rehabilitation. Of this, 4 properties are awaiting final walk-through. RHA has identified two (2) additional properties for acquisition pending environmental clearance. RHA is currently working on identifying potential renters.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:
09-NSP04-002

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

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:

Project Title:

09-NSP04

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

Projected Start Date:

10/01/2009

Projected End Date:

10/01/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

BIASA II, LP

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	4,628,189.3
Total CDBG Program Funds Budgeted	N/A	4,628,189.3
Program Funds Drawdown	96,325.21	4,014,291.92
Obligated CDBG DR Funds	0	4,677,316
Expended CDBG DR Funds	96,325.21	4,014,291.92
BIASA, L. P., 43460 Ridge Park Dr., Temecula, CA 92590	96325.21	4014291.92
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	1/1
# of housing units	0	0	0	0/0	0/0	60/60
# of Households benefitting	0	0	0	0/59	0/0	0/59

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:

On 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 by BIASA, L. P. for \$3,740,152.07. A total of \$4,677,316 is obligated for the project. BIASA is currently preparing for rehabilitation.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

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

National Objective:

N/A

Responsible Organization:

Riverside County Economic Development
Agency, 3403 10th St., Suite 500, Riverside, CA
92501-3670

	Jan 1 thru Mar 31, 2010	To Date
Total Projected Budget from All Sources	N/A	4,663,590.65
Total CDBG Program Funds Budgeted	N/A	4,663,590.65
Program Funds Drawdown	381,464.56	1,322,396.5
Obligated CDBG DR Funds	3,715,133.71	4,663,590.65
Expended CDBG DR Funds	374,384.56	1,319,276.5
Riverside County Economic Development	374384.56	1319276.5

Agency, 3403 10th St., Suite 500, Riverside, CA
92501-3670

Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

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

No Performance Measures Found

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.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found