

Grantee: Riverside County, CA

Grant: B-08-UN-06-0504

October 1, 2016 thru December 31, 2016 Performance



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:

Maggie Rofaeil

LOCCS Authorized Amount:

\$48,567,786.00

Estimated PI/RL Funds:

\$41,325,875.00

Total Budget:

\$89,893,661.00

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
3403 10th Street, Suite 500
Riverside, CA 92501

Workforce Development Center
44-199 Monroe Street
Indio, CA 92201

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	\$88,810,380.52
Total Budget	\$2,475,047.00	\$87,829,870.84
Total Obligated	\$692,859.96	\$85,904,823.84
Total Funds Drawdown	\$381,802.24	\$82,340,243.48
Program Funds Drawdown	\$369,131.79	\$41,229,437.67
Program Income Drawdown	\$12,670.45	\$41,110,805.81



Program Income Received	\$1,043.45	\$41,111,225.81
Total Funds Expended	\$0.00	\$81,975,553.47
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$7,285,167.90	\$0.00
Limit on Admin/Planning	\$4,856,778.60	\$6,621,295.03
Limit on State Admin	\$0.00	\$6,621,295.03

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$12,141,946.50	\$28,905,312.35

Overall Progress Narrative:

As of December 31, 2016 under the NSP1 program, Riverside County has acquired a total of 257 single-family homes of which 254 homes underwent rehabilitation and ultimately resold to very low- to moderate-income households. One of the two remaining homes is currently in Escrow and expected to finalize by next week. During this reporting period, the County has an NSP1 budget of \$89,893,661.00 which includes the original grant of \$48,567,786 and \$41,325,875.00 in program income. Utilizing program income, the County has obligated a total of \$85,904,823 (or 176.88% of the original NSP1 grant funds) and has drawn down a total of \$82,340,243 or (169.53% of the original grant). The County is actively working with its developer partners to embark on multi-family projects which will be funded with NSP1 program income.

One of the NSP1 partners, Rancho Housing Alliance, Inc. ("RHA"), a non-profit organization, had acquired and rehabilitation 10 foreclosed rental multi-family housing units and 1 foreclosed single family home. RHA has fallen on hard times and is unable to manage the NSP funded properties. In lieu of foreclosing on the properties, RHA has agreed to deed the NSP properties to Riverside County. The County is taking over ownership of the properties and the Housing Authority of the County of Riverside is taking over the property management. On October 25, 2016 The Riverside County Board of Supervisors has approved the use of Neighborhood Stabilization Program Funds in the amount of \$550,000 in an agreement between the Housing Authority of the Riverside County & The Riverside Community Housing Corp. which is now managing the 11 properties.

New Project – Madera Vista Apartments, Phase 3. On May 27, 2016, the project received Authority to Use Grant Funds (Form 7015.16) from HUD. On October 25, 2016 the Riverside County Board of Supervisors approved the use of NSP1 funds with Summerhouse Housing 3, L.P for the development and construction of Madera Vista Apartments, Phase 3, a 30 unit apartment complex on vacant land in the city of



Temecula. A total of 8 NSP-assisted units will be set aside for very low income family households (50% AMI) for a period of 55 years.

Based on NSP updated guidance on meeting the 25% set-aside requirement, the County is required to set aside \$22,473,415 which is 25% of the program income received plus the initial grant funds. A total of \$26,421,503 was obligated for very low-income acquisition and rehabilitation projects or 29.0% of the original NSP1 grant funds plus program income.

In summary for all NSP1 activities as of December 31, 2016, a total of 450 units were identified leading to the total production of 257 single-family housing units for resale and 126 rental units. In addition, a total of 67 households received purchase price assistance since inception of the program.

Progress Toward Activity Type Targets:

- NSP1.1 - Acquisition, Rehab, Resale, FTHB: target 150 units, actual 254 units
- NSP1.2 - Acquisition, Rehab, Rental: target 10 units, actual 1 unit
- NSP1.3 - Enhanced FTHB: target 190 units, actual 67 units
- NSP1.4 - Acquisition/Rehab, Foreclosed, Vacant, or Multi-family Rent: target 120 units, actual 94 units (64 NSP units and 30 non-NSP units)
- NSP1.5 – Redevelopment/reconstruction residential properties: Target 3, actual 10 units (underway)

Progress Toward National Objective Targets:

- NSP Only - LMML: target 369, actual 232
- NSP Only - LH-25% Set-Aside: target 101, actual 155

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	\$0.00	\$64,553,240.27	\$29,540,335.93
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	\$122,189.57	\$8,346,125.00	\$6,602,805.81
09-NSP06, Administration	\$246,942.22	\$8,984,985.15	\$3,222,310.30
15-NSP1.5, Redevelopment and Reconstruction	\$0.00	\$2,360,000.00	\$0.00
NSP1PIWAIVER, NSP1 Program Income Waiver	\$0.00	\$0.00	\$0.00



Activities

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

Grantee Activity Number: 09-NSP01-001

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

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

07/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

07/02/2014

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Riverside

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$2,111,690.41
Total Budget	\$0.00	\$2,111,690.41
Total Obligated	\$0.00	\$2,111,690.41
Total Funds Drawdown	\$0.00	\$2,111,690.41
Program Funds Drawdown	\$0.00	\$1,691,788.39
Program Income Drawdown	\$0.00	\$419,902.02
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,111,690.41
Match Contributed	\$0.00	\$0.00

Activity Description:

The Housing Authority of the County of Riverside will utilize up to \$2,400,000 in NSP funds for acquisition, rehabilitation and resale of approximately 11 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers in the city of Cathedral City, San Jacinto and unincorporated County. 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, San Jacinto and unincorporated County 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	0/1

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-016

Activity Title: Disposition of NSP1-LMMI Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP01

Projected Start Date:

04/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

12/31/2016

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency -

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$7,338,393.33
Total Budget	\$73,500.00	\$7,338,393.33
Total Obligated	\$0.00	\$7,264,893.33
Total Funds Drawdown	\$0.00	\$7,264,893.33
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$7,264,893.33
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$7,264,893.33
Riverside County Economic Development Agency -	\$0.00	\$7,264,893.33
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will capture and group all resale properties that are part of the NSP1 activity. The homes acquired by the County through its various partners will be sold to eligible first-time home buyers who have not owned a home in the previous three (3) years, have a household income that does not exceed 120% median income and have attended a HUD certified home buyer counseling session. The purchase price assistance provided to eligible home buyers is in the form of a silent second lien in an amount not to exceed Seventy-five Thousand Dollars (\$75,000) or 30% of home sales price whichever is lesser, with an equity share restriction and a recapture agreement for a time period not to exceed fifteen (15) years. The purchase price assistance provided to eligible first time home buyers will be funded from the net proceeds of the sale.

Location Description:

Designated target areas as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

As of December 31, 2016, a total of 166 properties have been sold to low- and moderate-income first-time home buyers with a total purchase price assistance of \$7,338,393 with an average purchase price assistance of \$44,207.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	166/167

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	166/167
# of Singlefamily Units	2	166/167

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	1	1	57/0	109/167	166/167	100.00
# Owner Households	0	1	1	57/0	109/167	166/167	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
306 Roberge Avenue	Banning		California	92220	Not Validated / N

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-NSP01-017

Activity Title: Disposition of NSP1-LH25 Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP01

Projected Start Date:

04/01/2010

Benefit Type:

Direct (Household)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

12/31/2016

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency -

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$2,775,561.06
Total Budget	\$0.00	\$2,775,561.06
Total Obligated	\$0.00	\$2,775,561.06
Total Funds Drawdown	\$0.00	\$2,775,561.06
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$2,775,561.06
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,775,561.06
Riverside County Economic Development Agency -	\$0.00	\$2,775,561.06
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will capture and group all resale properties that are part of the NSP1 activity. The homes acquired by the County through its various partners will be sold to eligible first-time home buyers who have not owned a home in the previous three (3) years, have a household income that does not exceed 50% median income and have attended a HUD certified home buyer counseling session. The purchase price assistance provided to eligible home buyers is in the form of a silent second lien in an amount not to exceed Seventy-five Thousand Dollars (\$75,000) or 50% of home sales price whichever is lesser, with an equity share restriction and a recapture agreement for a time period not to exceed fifteen (15) years. The purchase price assistance provided to eligible first time home buyers will be funded from the net proceeds of the sale.

Location Description:

Designated target areas as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

As of December 31, 2016, a total of 87 properties were sold to very low-income first-time home buyers including 19 Habitat for Humanity homes. Of the 87 properties, 68 are non-Habitat properties with a total purchase price assistance of \$2,775,561 with an average purchase price assistance of \$40,817.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	87/87

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	87/87
# of Singlefamily Units	0	87/87

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	87/87	0/0	87/87	100.00
# Owner Households	0	0	0	87/87	0/0	87/87	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-BKT
Activity Title: 09-NSP01 Bucket for Acq, Rehab, Resale, FTHB

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

02/25/2009

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/30/2017

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency -

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$2,143.45	\$41,062,160.81
Total Funds Expended	\$0.00	\$0.00
Riverside County Economic Development Agency -	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This is a bucket activity for program income received. No housing units will be reported into this activity.

Location Description:

Not applicable.

Activity Progress Narrative:

To date, the County has received approximately \$41 million in NSP program income and committed \$26.2 million at the current reporting period.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 15-NSP01-111X

Activity Title: RHDC Group 9 - NSP1 LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP01

Projected Start Date:

06/22/2015

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/30/2017

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$1,073,599.00
Total Budget	\$0.00	\$1,073,599.00
Total Obligated	\$94,790.00	\$1,073,599.00
Total Funds Drawdown	\$1,000.00	\$870,817.67
Program Funds Drawdown	\$0.00	\$16,503.68
Program Income Drawdown	\$1,000.00	\$854,313.99
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$870,217.67
Riverside Housing Development Corporation	\$0.00	\$870,217.67
Match Contributed	\$0.00	\$0.00

Activity Description:

The Riverside Housing Development Corporation (RHDC) will utilize up to \$1,100,000 in Program Income funds for acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) and very low-income (VLI) first-time homebuyers within target areas in the cities of Banning, Beaumont, Jurupa Valley, Lake Elsinore, Menifee, San Jacinto, Temecula and unincorporated areas of the County of Riverside.

NSP Assisted Units for this LMMI activity will be sold to qualified 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 Banning, Beaumont, Jurupa Valley, Lake Elsinore, Menifee, San Jacinto, Temecula and unincorporated areas of the County of Riverside, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

RHDC has acquired 3 homes with an average purchase price discount of 1% and has sold one home to an eligible first time home buyer. RHDC has obligated 100% of its budget and 81% has been drawn. RHDC has just sold its second home in 12/29/2016 to an eligible first time home buyer to be left now with only 1 home to market and sell.



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



Grantee Activity Number: 15-NSP01-111X-LH25

Activity Title: RHDC Group 9 - NSP1 LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP01

Projected Start Date:

06/22/2015

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

12/31/2016

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$26,401.00
Total Budget	\$0.00	\$26,401.00
Total Obligated	\$0.00	\$26,401.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Riverside Housing Development Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Riverside Housing Development Corporation (RHDC) will utilize up to \$1,100,000 in Program Income funds for acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) and very low-income (VLI) first-time homebuyers within target areas in the cities of Banning, Beaumont, Jurupa Valley, Lake Elsinore, Menifee, San Jacinto, Temecula and unincorporated areas of the County of Riverside.

NSP Assisted Units for this LH25 activity will be sold to qualified 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, Beaumont, Jurupa Valley, Lake Elsinore, Menifee, San Jacinto, Temecula and unincorporated areas of the County of Riverside, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

This LH25 activity for Riverside Housing Development Corporation (RHDC) identifies properties sold to very low-income households. See preceding activity 15-NSP01-111X for complete progress.



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

Grantee Activity Number: 15-NSP04-003

Activity Title: Rancho Housing Rentals

Activity Category:

Acquisition - general

Project Number:

09-NSP04

Projected Start Date:

06/01/2016

Benefit Type:

()

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:

06/30/2017

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency -

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2016

To Date

Total Budget

N/A

\$118,809.00

Total Obligated

\$12,047.00

\$118,809.00

Total Funds Drawdown

\$24,583.00

\$106,762.00

Program Funds Drawdown

\$35,085.81

\$58,949.11

\$35,085.81

\$35,085.81



Program Income Drawdown	\$0.00	\$23,863.30
Program Income Received	(\$1,100.00)	\$49,065.00
Total Funds Expended	\$0.00	\$23,863.30
Riverside County Economic Development Agency -	\$0.00	\$23,863.30
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 10 foreclosed rental multi-family housing units and 1 foreclosed single family home. RHA has fallen on hard times and is unable to manage the NSP funded properties. 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 and the desire to protect and preserve the affordability period (55 years), 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 manage the properties for the remaining affordability period. The 10 affected properties were previously reported under activity 09-NSP04-001 and one property reported under 09-NSP02-002. These activities were closed in DRGR 3/7/2013 and 12/30/2011 respectively. Performance measures will not be reported under this activity to avoid double-counting of the properties involved.

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:

Properties are now transferred to Riverside Community Housing Corporation (RCHC) for management of the former Rancho Housing Alliance properties and this activity will be closing soon and remaining funds will be de-obligated.

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 Multifamily Units	0	0/10
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	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:
 Under Way

Project Title:
 Acq/Rehab, Frclsd, Vac, or Multi-fam Rental

Projected End Date:
 10/25/2018

Completed Activity Actual End Date:

Responsible Organization:
 Riverside Community Housing Corp

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$550,000.00
Total Budget	\$550,000.00	\$550,000.00
Total Obligated	\$550,000.00	\$550,000.00
Total Funds Drawdown	\$87,103.76	\$87,103.76
Program Funds Drawdown	\$87,103.76	\$87,103.76
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Riverside Community Housing Corp	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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 Properties 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.

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:

On October 25, 2016 The Riverside County Board of Supervisors has approved the use of Neighborhood Stabilization Program Funds in the amount of \$550,000 in an agreement between the Housing Authority of the Riverside County & The Riverside Community Housing Corp. which is now managing the 11 properties. Out of the total drawn amount for this reporting period, \$70,270.64 were drawn to pay property taxes and the rest was drawn for rehabilitation purposes.

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 # / Title: 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:

06/30/2017

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency



Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$8,188,414.29
Total Budget	\$24,500.00	\$8,188,414.29
Total Obligated	\$23,486.96	\$8,163,914.29
Total Funds Drawdown	\$258,612.67	\$5,824,724.17
Program Funds Drawdown	\$246,942.22	\$2,948,422.31
Program Income Drawdown	\$11,670.45	\$2,876,301.86
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,582,823.73
Riverside County Economic Development Agency	\$0.00	\$5,582,823.73
Riverside County Economic Development Agency -	\$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:

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

Activity Progress Narrative:

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

Accomplishments Performance Measures

No Accomplishments Performance Measures

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 # / Title: 15-NSP1.5 / Redevelopment and Reconstruction

Grantee Activity Number: 15-NSP1.5-001

Activity Title: Habitat Inland Vly SF Infill Homes

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
15-NSP1.5

Project Title:
Redevelopment and Reconstruction

Projected Start Date:
04/26/2016

Projected End Date:
04/26/2017

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Habitat for Humanity Inland Valley, Inc.

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$545,000.00
Total Budget	\$0.00	\$545,000.00
Total Obligated	\$0.00	\$545,000.00
Total Funds Drawdown	\$0.00	\$59,501.22
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$59,501.22
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$59,501.22
Habitat for Humanity Inland Valley, Inc.	\$0.00	\$59,501.22
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity Inland Valley will utilize up to \$545,000 in NSP1 funds for acquisition, construction and sale of single-family homes to low-, moderate- and middle-income (LMMI) and very low-income (VLI) first-time homebuyers within the designated NSP1 target area in the City of Perris.

Location Description:

Designated NSP1 target area in the City of Perris as defined in the County of Riverside's 2008-2009 One Year Action Plan and its amendments.

Activity Progress Narrative:

Habitat for Humanity Inland Valley (Habitat Inland) was approved for \$545,000 in NSP1 funds for single-family infill homes in the City of Perris, CA. Habitat Inland has identified 2 properties which are currently in design phase. Grading permits have been issued and house plans are under review by the City of Perris Building Department. Next steps include grading, obtaining building permits, trenching utilities and coordinating water and sewer installation.



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



Grantee Activity Number: 16-NSP1.5-001

Activity Title: Madera Vista Apts Phase 3

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

15-NSP1.5

Project Title:

Redevelopment and Reconstruction

Projected Start Date:

12/12/2016

Projected End Date:

12/05/2018

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Summerhouse Housing 3, L.P.

Overall	Oct 1 thru Dec 31, 2016	To Date
Total Projected Budget from All Sources	N/A	\$1,815,000.00
Total Budget	\$1,815,000.00	\$1,815,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Riverside County Economic Development Agency -	\$0.00	\$0.00
Summerhouse Housing 3, L.P.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

On December 12, 2016 The County of Riverside entered into agreement with Summerhouse Housing 3, L.P. to develop and construct a multi-family affordable rental housing project consisting of 30 units. A total of 8 units to be assisted and rented to households whose income do not exceed 50% of the area median income for the County of Riverside for a period of 55 years.

Location Description:

Madera Vista Apts is located at 44155 Margarita Road, Temecula CA 92592 also identified as APN 959-080-033 which is a vacant land of 1.18 acres.

Activity Progress Narrative:

On May 27, 2016, the project received Authority to Use Grant Funds (Form 7015.16) from HUD. On October 25, 2016 the Riverside County Board of Supervisors approved the use of NSP1 funds with Summerhouse Housing 3, L.P for the development and construction of Madera Vista Apartments, Phase 3, a 30 unit apartment complex on vacant land in the city of Temecula. A total of 8 NSP-assisted units will be set aside for very low income family households (50% AMI) for a period of 55 years.



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

