

Grantee: Riverside County, CA

Grant: B-11-UN-06-0504

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-11-UN-06-0504

Obligation Date:**Grantee Name:**

Riverside County, CA

Award Date:**Grant Amount:**

\$14,272,400.00

Contract End Date:

02/28/2014

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

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

- (1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$7,000,000;
- (2) Acquisition, rehabilitation, and rental of affordable units - \$0;
- (3) Neighborhood Stabilization Homeownership Program (NSHP) - \$0;
- (4) Acquisition and rehabilitation of foreclosed, blighted, vacant properties, or new construction of multi-family rental projects - \$5,845,160;
- (5) Demolition of blighted structures - \$0; and
- (6) NSP program administration: administration costs will not exceed 10% of the NSP grant and 10% of program income - \$1,427,240.

How Fund Use Addresses Market Conditions:

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

Ensuring Continued Affordability:

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

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

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

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

Definition of Blighted Structure:

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

Blighted, abandoned or unoccupied residential properties, which may require rehabilitation to improve sustainability and attractiveness of

housing and neighborhoods, will be eligible under this use. Abandoned, vacant or demolished will also be included in the definition of blight.

California Health and Safety Code Section 33030

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

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

An area that is predominately urbanized, as the term is defined in section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization

- a. of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.
- b. An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer facilities.

California Health and Safety Code Section 33031

This subdivision describes physical conditions that cause blight:

- a. Buildings which are unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.
- b. Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. This condition may be caused by buildings of a substandard, defective or obsolete design or construction given the present general plan, zoning or other development standards.
- c. Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.
- d. The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given the present general plan, and zoning standards and present market conditions.

This subdivision describes economic conditions that cause blight:

- a. Depreciated or stagnant property values.
- b. Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).
- c. Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.
- d. A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
- e. Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of regulations.
- f. An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems. A high crime rate that constitutes a serious threat to the public safety and welfare.

Definition of Affordable Rents:

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

Housing Rehabilitation/New Construction Standards:

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

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

- a. For substantial rehab, gut rehab, or new construction of residential properties up to three stories, the County of Riverside will adopt the standard for Energy Star Qualified New Homes (http://www.energystar.gov/index.cfm?c=new_homes.nh_features). For substantial rehab, gut rehab or new constructions of residential properties that are mid -or high-rise multifamily housing will be designed to meet the American Society of Heating, Refrigerating, and Air-Conditioning Engineers Standard 90.1-2004, Appendix G plus 20 percent. (<http://www.ashrae.org/technology/page/548>).

Vicinity Hiring:

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

vicinity will be defined as the NSP3 target area in which the developer is contracted for.

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

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

Procedures for Preferences for Affordable Rental Dev.:

The County of Riverside is committed to allocating 25% of the NSP3 allocation towards assisting households whose income do not exceed 50% of the area median income through rental housing. Currently the County of Riverside has allocated 41% of the total NSP3 allocation towards rental housing.

Rent:

- a. Affordable Rents. The County of Riverside will adopt affordable rents as defined by the HUD HOME program set forth in 24 CFR 92.252(2)(2) as the minimal compliance with this standard. The maximum monthly allowances for utilities and services (excluding telephone) will not exceed utility allowance set by the Housing Authority of the County of Riverside.
- b. Income Restrictions. Program will be limited to households whose incomes do not exceed 50% area median income, adjusted by family size at the time of occupancy, for the County of Riverside. The County will prioritize rental housing under this activity for households earning less than fifty percent (50%) area median income.

Terms of Affordability. The length of the affordability period shall be for minimum period of fifty-five (55) years.

Grantee Contact Information:

Name (Last, First): Fan, Tom
 Email Address: tfan@rivcoeda.org
 Phone Number: 951-955-3429
 Mailing Address: 3403 Tenth Street, Suite 500, Riverside, CA 92501

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$8,427,240.00
Total CDBG Program Funds Budgeted	N/A	\$8,427,240.00
Program Funds Drawdown	\$1,478,871.13	\$1,478,871.13
Program Funds Obligated	\$4,333,519.00	\$4,333,519.00
Program Funds Expended	\$1,478,871.13	\$1,478,871.13
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,140,860.00	\$0.00
Limit on Admin/Planning	\$1,427,240.00	\$57,170.12
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,427,240.00	\$1,427,240.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,568,100.00	\$2,000,000.00

Overall Progress Narrative:

On October 19, 2010, a third round of Neighborhood Stabilization Program (NSP) funding, referred to as NSP3, was authorized by Congress to provide an additional allocation of funds under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010 (Dodd-Frank Act). On February 28, 2011, based on formula allocation determined by the U.S. Department of Housing and Urban Development (HUD), the County of Riverside was allocated \$14,272,400 in NSP3 funds. In anticipation of the official allocation, a Notice of Funding Availability for NSP3 activities was issued on February 17, 2011. The County launched an aggressive marketing campaign for NSP including 2,574 radio spots across 9 radio stations; 320,000 internet impressions in local online networks; 79 newsprint ads with 6 newspaper companies; 7 magazine advertisements in 3 home buying magazines; 6 promenade mall advertisements at two prominent commercial locations; and 6 roadside billboards along major freeways in the County. The County also procured and certified an extensive list of participating lenders, contractors, and homebuyer education providers.

During the quarter of April 1, 2011 thru June 30, 2011, the County obligated \$4,333,519 million, which is 30.3% of total grant, for the primary activity of acquisition, rehabilitation, and resale of foreclosed or abandoned single-family properties to LMMI first-time homebuyers. The County has expended \$1,478,871 which is 10.3% of total NSP3 grant.

The current status of NSP projects is as follows:

1. NSP3.1 activity for Acquisition, Rehabilitation and Resale of foreclosed single-family properties to first-time homebuyers. NSP3.1 was allocated a budget of \$7,000,000. Of this, \$2,906,279 has been obligated, which is 41% of the budget, and has expended \$1,421,701 representing 20% of the budget.
2. NSP3.4 activity for Acquisition and Rehabilitation of foreclosed and vacant multi-family properties, or the construction of new multi-family rental projects. On February 17, 2011, the NOFA included the NSP3.4 activity with an allocated budget of \$5,845,160. Due to an insufficient number of applications submitted for the first round of consideration due on March 17, 2011, the NSP3.4 NOFA was reissued on April 14, 2011 for a second round consideration on May 12, 2011. As of June 30, 2011, due to nonqualified applications and lack of NSP3 eligible multi-family properties within the selected NSP3 target areas, the County is evaluating alternative projects with the

possibility of requesting approval from the Board of Supervisors to re-allocate NSP3.4 funds into the NSP3.1 category of acquisition, rehabilitation and resale of foreclosed single-family homes. Upon approval, funds will be allocated and split between LMML and LH-25 national objectives.

3. NSP3.6 for Administration was allocated \$1,427,240 in NSP3 funds which is 100% obligated, and currently has drawn \$57,170 which is 4% of the admin budget.

Progress Toward Activity Type Targets:

NSP3.1 - Acquisition, Rehab, and Resale of foreclosed single-family properties: target 151 units, actual 11 units

NSP3.4 - Acquisition/Rehab, Foreclosed, Vacant, or Multi-family Rent: target 40 units, actual 0 units

Progress Toward National Objective Targets:

NSP Only - LMML: target 151, actual 0

NSP Only - LH-25% Set-Aside: target 40, actual 0

Note: The target amount for LH-25 is \$3,568,100. Currently, \$2,000,000 has been allocated towards LH-25 activities.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
11-NSP3.1, Acq, Rehab, & Resale of SFD	\$1,421,701.01	\$7,000,000.00	\$1,421,701.01
11-NSP3.2, Acq, Rehab, & Rental of SFD	\$0.00	\$0.00	\$0.00
11-NSP3.3, Homeownership Program (NSHP)	\$0.00	\$0.00	\$0.00
11-NSP3.4, Acq, Rehab or New Const M-F Rental	\$0.00	\$5,845,160.00	\$0.00
11-NSP3.5, Demolition of Blighted Structures	\$0.00	\$0.00	\$0.00
11-NSP3.6, NSP Program Administration	\$57,170.12	\$1,427,240.00	\$57,170.12
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 11-NSP3.1-01
Activity Title: Sheffield NSP3-1

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 11-NSP3.1

Project Title:
 Acq, Rehab, & Resale of SFD

Projected Start Date:
 05/03/2011

Projected End Date:
 03/03/2012

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 Sheffield Foreclosure Renovation, Inc.

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,500,000.00
Program Funds Drawdown	\$540,499.18	\$540,499.18
Program Funds Obligated	\$1,483,831.00	\$1,483,831.00
Program Funds Expended	\$540,499.18	\$540,499.18
Sheffield Foreclosure Renovation, Inc.	\$540,499.18	\$540,499.18
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize \$2,500,000 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 cities of Lake Elsinore, Menifee, Temecula and unincorporated areas of the County of Riverside. 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, Menifee, Temecula and unincorporated areas of the County, as defined in Riverside County’s 2010-11 One Year Action Plan.

Activity Progress Narrative:

On May 3, 2011, Sheffield Foreclosure Renovation, Inc. (Sheffield) was approved for a loan up to \$2,500,000 in NSP 3 funds for acquisition, rehabilitation and resale of ten vacant, foreclosed, and bank-owned single-family homes. Sheffield has identified 9 properties for acquisition, of which 4 are pending close of escrow. Sheffield has obligated 88.97% of their budget and 63% has been drawn.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	6	6/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	6/10
# of Singlefamily Units	6	6/10

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 11-NSP3.1-02

Activity Title: RHDC Group 5 NSP3-1

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3.1

Projected Start Date:

05/03/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, & Resale of SFD

Projected End Date:

03/03/2012

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall

	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,500,000.00
Program Funds Drawdown	\$881,201.83	\$881,201.83
Program Funds Obligated	\$1,422,448.00	\$1,422,448.00
Program Funds Expended	\$881,201.83	\$881,201.83
Riverside Housing Development Corporation	\$881,201.83	\$881,201.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Riverside Housing Development Corporation will utilize \$2,500,000 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 cities of Lake Elsinore, Menifee, Temecula and unincorporated areas of the County of Riverside. 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, Menifee, Temecula and unincorporated areas of the County, as defined in Riverside County's 2010-11 One Year Action Plan.

Activity Progress Narrative:

On May 3, 2011, Riverside Housing Development Corporation (RHDC) was approved for a loan up to \$2,500,000 in NSP3 funds for acquisition, rehabilitation and resale of approximately 10 vacant, foreclosed, and bank-owned single-family homes. RHDC has acquired 5 properties and is continuing to identify properties to purchase, rehabilitate and resell to low-, moderate- and middle-income households whose incomes do not exceed 120% of the area median income for the County.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	5/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	5/10
# of Singlefamily Units	5	5/10

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: 11-NSP3.1-03

Activity Title: Habitat Riverside - NSP3-11

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3.1

Projected Start Date:

05/10/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, & Resale of SFD

Projected End Date:

05/10/2012

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Riverside, Inc.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Habitat for Humanity Riverside, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Habitat for Humanity Riverside will utilize \$1,000,000 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 designated target areas of the County of Riverside. 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 unincorporated areas as defined in Riverside County's 2010-11 One Year Action Plan.

Activity Progress Narrative:

On May 10, 2011, Habitat for Humanity Riverside, Inc. (Habitat Riverside) was approved for a loan up to \$1,000,000 in NSP3 funds for acquisition, rehabilitation and resale of 5 vacant, foreclosed, and bank-owned single-family homes. Habitat Riverside is in escrow to acquire 1 property and is continuing to identify properties to purchase, rehabilitate and resell to very low-income households whose incomes do not exceed 50% of the area median income for the County.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	1	1/5
# of Singlefamily Units	1	1/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/5	0/0	0/5	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: 11-NSP3.1-04

Activity Title: Habitat Inland Valley - NSP3-11

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3.1

Projected Start Date:

05/10/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, & Resale of SFD

Projected End Date:

05/10/2012

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Inland Valley, Inc.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Habitat for Humanity Inland Valley, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Habitat for Humanity Inland Valley will utilize \$1,000,000 in NSP3 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 designated target areas of the County of Riverside. 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 unincorporated areas as defined in Riverside County's 2010-11 One Year Action Plan.

Activity Progress Narrative:

On May 10, 2011, Habitat for Humanity Inland Valley, Inc. (Habitat Inland Valley) was approved for a loan up to \$1,000,000 in NSP3 funds for acquisition, rehabilitation, and resale of ten vacant, foreclosed, and bank-owned single-family homes. Habitat Inland Valley is in the process of acquiring its first property and is continuing to identify properties to purchase, rehabilitate, and resell to very low-income households.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total

# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/5	0/0	0/5	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: 11-NSP3.6-01

Activity Title: NSP3 Administration

Activity Category:

Administration

Project Number:

11-NSP3.6

Projected Start Date:

02/15/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Program Administration

Projected End Date:

02/27/2014

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Admin

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$1,427,240.00
Total CDBG Program Funds Budgeted	N/A	\$1,427,240.00
Program Funds Drawdown	\$57,170.12	\$57,170.12
Program Funds Obligated	\$1,427,240.00	\$1,427,240.00
Program Funds Expended	\$57,170.12	\$57,170.12
Riverside County Economic Development Agency - Admin	\$57,170.12	\$57,170.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

The County has set aside 10% of the NSP3 grant in the amount of \$1,427,240 for administration costs.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
