

Oct 1, 2009 thru Dec 31, 2009 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:
Submitted - Await for Review

Submitted By:
No Submitter 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	11,765,108.71	13,826,973.65

Obligated CDBG DR Funds	18,075,946.35	20,160,196.29
Expended CDBG DR Funds	13,267,480.85	13,823,646.76
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	8.64
Minimum Non-Federal Match	0	0
Limit on Public Services	7,285,167.9	0
Limit on Admin/Planning	4,856,778.6	1,137,087.29
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
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Overall Progress Narrative:

During the quarter of October 1, 2009 thru December 31, 2009, the County 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 \$7,500,000; revised NSP-1 funding allocation \$32,427,000. The County is currently reviewing applications with the intent to allocate \$7,500,000 in NSP funds to recipient or activity in March 2010.

NSP-2 for Acquisition, Rehabilitation and Rental of foreclosed single-family properties. Funding decreased by \$330,000; revised NSP-2 funding allocation \$204,000.

NSP-3 for Enhanced First Time Home Buyer Program. Funding allocation decreased by \$7,170,000; revised funding allocation \$2,403,684.

While NSP-1, 2 and 3 funding allocations were amended, NSP-4 for Acquisition and Rehabilitation of foreclosed and vacant multi-family properties, or the construction of new multi-family rental projects maintained its project budget of \$8,677,316. Of this, the County is currently reviewing applications with the intent to allocate \$2,500,000 in NSP funds to recipient or activity in March 2010.

Overall under NSP-1, 2,3 and 4, as of December 31, 2009, a total of 83 NSP eligible properties were identified and obligated \$20,160,196 in NSP funds.

Of this, 61 single-family homes were identified, acquired, and/or purchased obligating \$12,558,936 in NSP-1 funds; 5 multi-unit properties were identified and obligated \$1,185,500 in NSP-4 funds; and a 60-unit townhome complex was acquired obligating \$4,677,316 in NSP-4 funds.

Under NSP-3, as of December 31, 2009, the County obligated a total of \$722,066. Of that, 16 homebuyers were assisted with a total of \$550,715 in purchase price assistance with an average

of \$34,420 per unit. Some homes will undergo minor rehabilitation with a total obligation of \$171,351 in NSP-3 funds.

Progress Toward Activity Type Targets:

NSP01 - Acquisition, Rehab, Resale, FTHB: target 150 units, actual 61 units

NSP02 - Acquisition, Rehab, Rental: target 10 units, actual 0 unit

NSP03 - Enhanced FTHB: target 190 units, 16 units

NSP04 - Acquisition/Rehab, Foreclosed, Vacant, or Multi-family Rent: target 120 units, actual 73 units

Progress Toward National Objective Targets:

NSP Only - LMMI: target 369, actual 66

NSP Only - LH-25% Set-Aside: target 101, actual 85

Project Summary

Project#, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP01, Acq, Rehab, Resale, FTHB	7,500,000	6,728,403.52	32,427,000	7,369,866.1
09-NSP02, Acq, Rehab, Rental	-330,000	0	204,000	0
09-NSP03, Enhanced FTHB	-7,170,000	354,232	2,403,684	597,792
09-NSP04, Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	0	4,395,298.26	8,677,316	4,721,523.26
09-NSP06, Administration	0	287,174.93	4,855,786	1,137,792.29
9999, Restricted Balance	0	0	0	0
BCKT, Bucket Project	0	0	-48,567,786	0
CANCELLED - Duplicate, Administration	0	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
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, NSP01-09-001-1st
		09-NSP01-007	Norco Redevelopment Agency, NSP01-09-001-2nd
		09-NSP01-008	RHDC Valle Vista, NSP01-09-001-3rd
		09-NSP01-009	City of Indio, NSP01-09-

			001-4th
		09-NSP01-010	Habitat Inland Valley, NSP01-09-001-1st-3rd-5th
		09-NSP01-011	Habitat Riverside, NSP01-09-002-2nd
		09-NSP01-Acq, Rehab, Resale, FTHB	09-NSP01-Acq, Rehab, Resale, FTHB
09-NSP02	Acq, Rehab, Rental	09-NSP02-001	Inspire Norco, NSP02-09-001-2nd
		09-NSP02-002	Rancho Housing, NSP02-09-001-4th
09-NSP03	Enhanced FTHB	09-NSP03-001	NSP-03-001
		09-NSP03-003	NSP-03-003
		09-NSP03-005	NSP-03-005
		09-NSP03-NSHP	09-NSP03-NSHP BUCKET
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-NSP0602	09-NSP06-Administration Draw #2
CANCELLED - Duplicate	Administration	09-NSP06-Administration	09-NSP06-Administration

Activities

Grantee Activity Number:

09-NSP01-001

Activity Title:

Housing Authority, NSP1-09-002-4th

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic Development Agency 1325 Spruce Street, Suite 400 Riverside, CA 92507 Phone: 951.955.8916 Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	2,400,000
Total CDBG Program Funds Budgeted	N/A	2,400,000
Program Funds Drawdown	395,493.93	395,493.93
Obligated CDBG DR Funds	548,065	548,065
Expended CDBG DR Funds	395,868.93	395,868.93
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	3/11
# of housing units	0	0	3	0/0	0/0	3/11
# 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 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. During this reporting period HACR has identified 13 eligible properties and has submitted initial offers. Due to the seller unwilling to remove lien from properties, 10 identified properties have cancelled. On the other hand, 3 properties have closed escrow in December 2009 and rehabilitation is expected to begin immediately upon purchase of the properties. HACR is also working to identify potential first-time homebuyers for the properties.

Activity Location:

Address	City	State	Zip
67760 Ovante Rd	Cathedral City	NA	92234
31339 Calle Cayuga	Cathedral City	NA	92234
27350 Avenida Quintana	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-NSP01-002

Activity Title:

DHS RDA, NSP1-09-001-5th

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	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	570,471.84	570,471.84
Obligated CDBG DR Funds	921,905	921,905
Expended CDBG DR Funds	570,471.84	570,471.84
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	6/23
# of housing units	0	0	6	0/0	0/0	6/23
# 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 5 properties that have closed escrow, 1 property with final notice of offer and scheduled to close in January 2010, and 1 property awaiting appraisal. DHS is continuing to work on identifying eligible properties to purchase and identifying potential first-time homebuyers.

Activity Location:

Address	City	State	Zip
66188 3rd St	Desert Hot Springs	NA	92240
11315 Bald Eagle Ln	Desert Hot Springs	NA	92240
66193 Lantana Ln	Desert Hot Springs	NA	92241
66250 Mission Lakes Blvd	Desert Hot Springs	NA	92240
66093 Avenida Dorado	Desert Hot Springs	NA	92240
67540 San Andreas St	Desert Hot Springs	NA	92240

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-NSP01-003

Activity Title:

CVHC, NSP1-09-003-4th

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	2,500,000
Total CDBG Program Funds Budgeted	N/A	2,500,000
Program Funds Drawdown	212,351.98	212,351.98
Obligated CDBG DR Funds	377,568	377,568
Expended CDBG DR Funds	211,976.98	211,976.98
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	3/20
# of housing units	0	0	3	0/0	0/0	3/20
# of Households benefitting	0	0	0	0/0	0/20	0/20

Activity Description:

The Coachella Valley Housing Coalition will utilize \$2,500,000 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 3 properties that have closed escrow, 2 properties with final notice of offer and scheduled to close in January 2010, and 3 properties awaiting appraisal. CVHC is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
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15833 Avenida Rambla	Desert Hot Springs	NA	92240
15725 Via Vista	Desert Hot Springs	NA	92240
15743 Via Montana	Desert Hot Springs	NA	92240

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-NSP01-004

Activity Title:

NPHS, NSP1-09-002-5th

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	1,368,000
Total CDBG Program Funds Budgeted	N/A	1,368,000
Program Funds Drawdown	680,947.85	680,947.85
Obligated CDBG DR Funds	1,038,003	1,038,003
Expended CDBG DR Funds	681,372.85	681,372.85
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	4/6

# of housing units	0	0	4	0/0	0/0	4/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,368,000 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 the City of Perris. 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 Perris 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. Since that time the designated target areas have been expanded within the cities of Perris and Menifee. NPHS currently has 4 properties that have closed escrow, 1 property with final notice of offer and scheduled to close early in January 2010, and 1 property awaiting environmental clearance. NPHS is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
29600 Mesa Verde	Menifee	NA	92584
446 Serrana Rd	Perris	NA	92570
29169 Peridot Cir	Menifee	NA	92584
29625 Peacock Mountain Dr	Menifee	NA	92584

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 - buyout of residential properties

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:
Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	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	1,145,272.69	1,145,272.69
Obligated CDBG DR Funds	2,143,047	2,143,047
Expended CDBG DR Funds	1,144,847.69	1,144,847.69
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	11	0/0	0/0	11/12
# of housing units	0	0	11	0/0	0/0	11/12
# 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 20 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 has identified 12 properties to purchase, of which 9 have closed escrow, 2 properties are awaiting final notice of offer and scheduled to close in January 2010, and 1 property is awaiting appraisal. HACR is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
1446 Half Moon Ln	Beaumont	NA	92223
33608 Honeysuckle Ln	Murrieta	NA	92563
38475 Sevilla Ave	Murrieta	NA	92563
119 Holsteiner Cir	San Jacinto	NA	92582
29337 Breakwater St	Lake Elsinore	NA	92530
1454 Fallbrook Rd	Beaumont	NA	92223
5264 Manhart Cir	Riverside	NA	92509
31529 Amsterdam Rd	Winchester	NA	92596
29245 Sandpiper Dr	Lake Elsinore	NA	92530
641 Carmen Dr	San Jacinto	NA	92583
1360 Park Way	Lake Elsinore	NA	92530

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-NSP01-006

Activity Title:

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

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

**Oct 1 thru Dec
31, 2009**

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

1,067,527.35

1,228,746.35

Obligated CDBG DR Funds	2,623,911	2,785,130
Expended CDBG DR Funds	1,228,771.35	1,228,771.35
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	9	0/0	0/0	10/15
# of housing units	0	0	9	0/0	0/0	10/15
# of Households benefitting	0	0	0	0/0	0/15	0/15

Activity Description:

The Riverside Housing Development Corporation will utilize \$2,800,000 in NSP funds 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. RHDC has identified a total of 10 properties to purchase, of which 7 have closed escrow, 3 properties have accepted final notice of offer and scheduled to close in January 2010. RHDC has begun rehabilitation and is working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
34238 Sweet Acacia	Lake Elsinore	NA	92532
45015 Altissimo Way	Lake Elsinore	NA	92532
33166 Spinnaker Dr	Lake Elsinore	NA	92530
3370 Fern Cir	Lake Elsinore	NA	92530
15436 Regatta Way	Lake Elsinore	NA	92530
32410 Cape Dr	Lake Elsinore	NA	92530
33569 Cedar Creek Ln	Lake Elsinore	NA	92530
35413 Saddle Hill Rd	Lake Elsinore	NA	92532
1037 Meadowlake Ln	Lake Elsinore	NA	92530

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-007

Activity Title:

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

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	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	289,919.1	290,369.1
Obligated CDBG DR Funds	404,475	404,475
Expended CDBG DR Funds	287,492.21	287,492.21
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	2	0/0	0/0	2/6
# of housing units	0	0	2	0/0	0/0	2/6
# 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 2 properties that have closed escrow. In addition, Norco RDA has identified 2 more properties, 1 property with final notice of offer and scheduled to close in January 2010, and 1 property pending final notice of offer. Norco RDA is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
1081 Third St	Norco	NA	92860
1220 Third St	Norco	NA	92860

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-NSP01-008

Activity Title:

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

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	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	675,562.9	1,038,702.48
Obligated CDBG DR Funds	1,602,772.42	1,967,046
Expended CDBG DR Funds	1,038,702.48	1,038,702.48
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	8/10
# of housing units	0	0	5	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 seven (7) properties to date; one (1) property is pending final notice of offer and scheduled to close in January 2010. RHDC has begun rehabilitation and is working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
43249 Etna Ct	Hemet	NA	92544
24851 Tigris Ln	Hemet	NA	92544
25557 Orangewood Ln	Hemet	NA	92544
44514 Grovewood Cir	Hemet	NA	92544
24814 Danube Ct	Hemet	NA	92544
25925 Joanne Dr	Hemet	NA	92544
44487 Galicia Dr	Hemet	NA	92544

42781 Acacia Ave

Hemet

NA

92544

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-NSP01-009

Activity Title:

City of Indio, NSP01-09-001-4th

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	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	148,451.86	264,655.86
Obligated CDBG DR Funds	241,479	357,683
Expended CDBG DR Funds	264,655.86	264,655.86
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	2	0/0	0/0	3/16
# of housing units	0	0	2	0/0	0/0	3/16
# 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 2 properties that have closed escrow, 4 properties with final notice of offer and scheduled to close escrow, and 1 property awaiting appraisal. The City of Indio is preparing for rehabilitation work and is working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
82339 Golden Rod Dr	Indio	NA	92201
81122 Palm Meadows Dr	Indio	NA	92201

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-NSP01-010

Activity Title:

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

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	1,717,000
Total CDBG Program Funds Budgeted	N/A	1,717,000
Program Funds Drawdown	815,006	815,456
Obligated CDBG DR Funds	981,293	981,293
Expended CDBG DR Funds	815,456	815,456
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	6/10
# of housing units	0	0	6	0/0	0/0	6/10
# 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 Temecula, Perris and Lake Elsinore. 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 Temecula, Perris and Lake Elsinore, 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. Since that time the designated target areas have expanded within the cities of Lake Elsinore, Menifee, Murrieta, Perris and Temecula. Habitat has acquired six (6) properties to date; two (2) properties have accepted final notice of offer and scheduled to close in January 2010; and two (2) properties are awaiting appraisal. Habitat has begun rehabilitation and is working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
29510 Catano Rd	Menifee	NA	92584
29679 Sawgrass Cir	Murrieta	NA	92563

29789 Park City Ave	Menifee	NA	92584
956 Dolly Dr	Lake Elsinore	NA	92530
29693 St Andrews Ct	Murrieta	NA	92563
29740 Sawgrass Cir	Murietta	NA	92563

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-NSP01-011

Activity Title:

Habitat Riverside, NSP01-09-002-2nd

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	1,915,000
Total CDBG Program Funds Budgeted	N/A	1,915,000
Program Funds Drawdown	727,398.02	727,398.02
Obligated CDBG DR Funds	1,034,721	1,034,721
Expended CDBG DR Funds	727,823.02	727,823.02
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	5/11
# of housing units	0	0	5	0/0	0/0	5/11
# of Households benefitting	0	0	0	0/0	0/0	0/11

Activity Description:

Habitat for Humanity Riverside will utilize \$1,915,000 in NSP funds 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 community of 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 community of 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. Since that time the designated target areas have expanded within the communities of Highgrove and Rubidoux. HFHR has acquired five (5) properties to date and one (1) property is awaiting appraisal. HFHR has begun rehabilitation and is working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
5902 Sky Meadow St	Riverside	NA	92509
284 Mont Martre Ave	Riverside	NA	92501
6516 Coloma Way	Riverside	NA	92509
3453 Crestmore Rd	Riverside	NA	92509
3635 Crestmore Rd	Riverside	NA	92509

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-Acq, Rehab, Resale, FTHB

Activity Title:

09-NSP01-Acq, Rehab, Resale, FTHB

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

Project Title:

09-NSP01

Acq, Rehab, Resale, FTHB

Projected Start Date:

02/25/2009

Projected End Date:

07/30/2013

National Objective:

Low/Mod

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	7,500,000
Total CDBG Program Funds Budgeted	N/A	7,500,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	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 housing units	0	0	0	0/0	0/0	0/150

Activity Description:

This is a bucket activity to hold unobligated NSP funds for the acquisition and rehabilitation of foreclosed or abandoned single family homes and sell them to income-eligible first-time homebuyers. The County will partner with various public and private non-profit organizations to carry out this activity, including, but not limited to the Housing Authority of the County of Riverside.

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 fourteen (14) cooperating cities and the unincorporated areas of the County of Riverside.

Activity Progress Narrative:

Currently reviewing applications with the intent to allocate funds in March 2010.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

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-NSP02-001

Activity Title:

Inspire Norco, NSP02-09-001-2nd

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	0
Total CDBG Program Funds Budgeted	N/A	0
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	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	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

Activity Description:

Inspire Life Skills Training, a nonprofit public benefit corporation, will utilize \$330,000 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 Norco. 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 Norco, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

Inspire Life Skills Training, Inc. is having a difficulty locating properties and may terminate the agreement for funding the activity of acquisition, rehabilitation, and rental of a single-family property for very low-income persons. If this is the case, funds will be re-allocated to NSP-1 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

Grantee Activity Number:

09-NSP02-002

Activity Title:

Rancho Housing, NSP02-09-001-4th

Activity Category:

Acquisition - buyout of residential properties

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:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	204,000
Total CDBG Program Funds Budgeted	N/A	204,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	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	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# 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 identified an eligible property within the target area of the City of Blythe and is currently negotiating the purchase price.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

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-NSP03-001

Activity Title:

NSP-03-001

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

07/09/2009

Projected End Date:

09/28/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	52,000
Total CDBG Program Funds Budgeted	N/A	52,000
Program Funds Drawdown	0	52,000
Obligated CDBG DR Funds	0	52,000
Expended CDBG DR Funds	0	52,000
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	0	0/0	0/0	2/1
# of Households benefitting	0	0	0	2/1	0/0	2/1

Activity Description:

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside

County. Activity completed 10/1/09.

Location Description:

40190 Jonah Way, Murrieta, CA 92563

Activity Progress Narrative:

Escrow closed on 7/20/09, purchase price assistance \$52,000. Rehab completed on 9/23/09, rehab loan assistance \$18,371. Total NSP funds \$70,371. DRGR activity closed 10/1/09.

Activity Location:

Address	City	State	Zip
40190 Jonah Way	Murrieta	NA	92563

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

No Other Funding Sources Found

Grantee Activity Number:

09-NSP03-003

Activity Title:

NSP-03-003

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

07/07/2009

Projected End Date:

09/28/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic Development Agency 1325 Spruce Street, Suite 400 Riverside, CA 92507 Phone: 951.955.8916 Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	25,500

Total CDBG Program Funds Budgeted	N/A	25,500
Program Funds Drawdown	0	25,500
Obligated CDBG DR Funds	0	25,500
Expended CDBG DR Funds	0	25,500
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	0	0/0	0/0	2/1
# of Households benefitting	0	0	0	2/1	0/0	2/1

Activity Description:

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside County. Activity completed 10/7/09.

Location Description:

114 Anchor Court, San Jacinto, CA 92583

Activity Progress Narrative:

Escrow closed on 7/23/09, purchase price assistance \$25,500. Rehab completed 10/1/09, rehab loan assistance \$26,076. Total NSP funds \$51,576. DRGR activity closed 10/7/09.

Activity Location:

Address	City	State	Zip
114 Anchor Ct	San Jacinto	NA	92583

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-NSP03-005

Activity Title:
NSP-03-005

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

07/07/2009

Projected End Date:

09/28/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	23,364
Total CDBG Program Funds Budgeted	N/A	23,364
Program Funds Drawdown	0	23,364
Obligated CDBG DR Funds	0	23,364
Expended CDBG DR Funds	0	23,364
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	0	0/0	0/0	2/1
# of Households benefitting	0	0	0	0/0	2/1	2/1

Activity Description:

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside County. Activity completed 10/7/09.

Location Description:

33580 Willow Have Lane, Unit 102, Murrieta, CA 92563

Activity Progress Narrative:

Escrow closed on 7/22/09, purchase price assistance \$23,364. Rehab completed on 9/24/09, rehab loan assistance \$11,201. Total NSP funds \$34,565. DRGR activity closed 10/7/09.

Activity Location:

Address	City	State	Zip
33580 Willow Haven Ln, Unit 102	Murrieta	NA	92563

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

Activity Title:

09-NSP03-NSHP 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:

Emilio Ramirez Riverside County Economic Development Agency 1325 Spruce Street, Suite 400 Riverside, CA 92507 Phone: 951.955.8916 Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	2,251,530
Total CDBG Program Funds Budgeted	N/A	2,251,530
Program Funds Drawdown	354,232	496,928
Obligated CDBG DR Funds	336,271	496,928
Expended CDBG DR Funds	395,269	496,133
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

This Report Period	Cumulative Actual Total / Expected
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	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	4	0/0	0/0	15/187
# of Households benefitting	7	8	15	7/0	8/187	15/187

Activity Description:

The County of Riverside will offer a financing mechanism to eligible first-time homebuyers to directly acquire vacant, 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 16 homebuyers and obligated \$496,928 in NSP-3 funds. Of this, 8 properties have completed activities and 7 properties are pending close of escrow. Funding obligation to one property has also been confirmed and address will be added in the next quarterly report.

Out of 16 assisted properties, 7 homes will undergo or have completed rehabilitation.

Activity Location:

Address	City	State	Zip
933 Peaceful Ln	San Jacinto	NA	92582
21664 Protea Ct	Wildomar	NA	92595
3365 Juniper Cir	Lake Elsinore	NA	92530
23762 Fair Weather Dr	Canyon Lake	NA	92587
31323 Paris Ct	Winchester	NA	92596
27233 Corte Lucido	Murrieta	NA	92563
29041 Paseo Juanita	Quail Valley	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-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:
Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	1,500,000
Total CDBG Program Funds Budgeted	N/A	1,500,000
Program Funds Drawdown	477,331.55	803,556.55
Obligated CDBG DR Funds	859,700	1,185,500
Expended CDBG DR Funds	804,156.55	804,156.55
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	5/8
# of housing units	0	0	7	0/0	0/0	13/18
# of Households benefitting	0	0	0	0/18	0/0	0/18

Activity Description:

Rancho Housing Alliance, Inc. will utilize \$1,500,000 in NSP funds for acquisition and rehabilitation of approximately eight (8) 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 acquired three (3) properties during the reporting period between October 1, 2009 and December 31, 2009. RHA has a total of five (5) properties acquired obligating \$1,185,500. RHA has identified additional properties for acquisition. RHA has also begun rehabilitation and is working on identifying potential renters.

Activity Location:

Address	City	State	Zip
32425 Monte Vista Rd	Cathedral City	NA	92234
68170 Calle Las Tiendas	Desert Hot Springs	NA	92240
13740 Mark Dr	Desert Hot Springs	NA	92240
66780 4th St	Desert Hot Springs	NA	92240
68685 Cedar Rd	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-NSP04-002

Activity Title:

Hacienda Hills, NSP04-09-001-5th

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:

10/01/2009

Projected End Date:

10/01/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite
400 Riverside, CA 92507 Phone: 951.955.8916
Fax: 951.955.6686

Oct 1 thru Dec
31, 2009

To Date

Total Projected Budget from All Sources	N/A	4,677,316
Total CDBG Program Funds Budgeted	N/A	4,677,316
Program Funds Drawdown	3,917,966.71	3,917,966.71
Obligated CDBG DR Funds	4,677,316	4,677,316
Expended CDBG DR Funds	3,917,966.71	3,917,966.71
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	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, L.P. (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. The purchase price discount will be at least 15% below the current market appraised value as determined within 60 days of the date of the final purchase price offer. 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
67150 Hacienda Dr	Desert Hot Springs	NA	92240

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-NSP06-Administration

Activity Title:

09-NSP06-Administration

Activity Category:

Administration

Activity Status:

Cancelled

Project Number:

CANCELLED - Duplicate

Project Title:

Administration

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

National Objective:

N/A

Responsible Organization:

Suzanne Holland sholland@rivcoeda.org John
 Thurman jthurman@rivcoeda.org Riverside
 County Economic Development Agency 1325
 Spruce Street, Suite 400 Riverside, CA 92507
 Phone: 951.955.8916 Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	0
Total CDBG Program Funds Budgeted	N/A	0
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	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

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:

Countywide

Activity Progress Narrative:

This is a duplicate administration activity and has been cancelled.

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

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-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:
Suzanne Holland sholland@rivcoeda.org John
Thurman jthurman@rivcoeda.org Riverside
County Economic Development Agency 1325
Spruce Street, Suite 400 Riverside, CA 92507
Phone: 951.955.8916 Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	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	287,174.93	945,596.94

Obligated CDBG DR Funds	285,419.93	948,456.94
Expended CDBG DR Funds	782,649.38	944,891.94
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:

1325 Spruce St, Suite 400, Riverside, CA 92507.

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

Grantee Activity Number:

09-NSP0602

Activity Title:

09-NSP06-Administration Draw #2

Activity Category:

Administration

Activity Status:

Completed

Project Number:
09-NSP06

Project Title:
Administration

Projected Start Date:
05/01/2009

Projected End Date:
05/01/2014

National Objective:
N/A

Responsible Organization:
Suzanne Holland sholland@rivcoeda.org John
Thurman jthurman@rivcoeda.org Riverside
County Economic Development Agency 1325
Spruce Street, Suite 400 Riverside, CA 92507
Phone: 951.955.8916 Fax: 951.955.6686

	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	192,195.35
Total CDBG Program Funds Budgeted	N/A	192,195.35
Program Funds Drawdown	0	192,195.35
Obligated CDBG DR Funds	0	192,195.35
Expended CDBG DR Funds	0	192,195.35
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:

Administration Activities

Location Description:

1325 Spruce St., Suite 400, Riverside, Ca 92507

Activity Progress Narrative:

Funding for this administration activity have been expended and activity is now closed.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found