

Jul 1, 2010 thru Sep 30, 2010 Performance Report

Grant Number:
B-08-UN-06-0504

Obligation Date:

Grantee Name:
Riverside County, CA

Award Date:

Grant Amount:
\$48,567,786.00

Contract End Date:

Grant Status:
Active

Reviewed By HUD:
Reviewed and Approved

QPR Contact:
No QPR Contact Found

Disasters: Declaration Number

NSP

Areas of Greatest Need:

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.

Distribution and and Uses of Funds:

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

- (1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$33,649,564;
- (2) Acquisition, rehabilitation, and rental to very low-income persons - \$204,000;
- (3) Neighborhood Stabilization Homeownership Program purchase price assistance - \$2,181,120;
- (4) Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental projects - \$7,677,316;
- (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.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

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	1,642,909.87	33,786,097.61
Obligated CDBG DR Funds	60,118.19	47,691,362.67
Expended CDBG DR Funds	0	32,138,508.59
Match Contributed	0	0
Program Income Received	3,343,132.44	4,085,693.02
Program Income Drawdown	939,842.52	1,679,076.73

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected):		0%
Overall Benefit Percentage (Actual):		0%
Minimum Non-Federal Match	0	0
Limit on Public Services	7,285,167.9	0
Limit on Admin/Planning	4,856,778.6	1,590,750.06
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	12,141,946.5	11,818,965.76

Overall Progress Narrative:

Distribution and Uses of Funds: (Revised as of 9/30/10)

The uses of NSP funds have been revised for the following primary activities, plus administration:

- (1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$33,649,564;
- (2) Acquisition, rehabilitation, and rental to very low-income persons - \$204,000;
- (3) Neighborhood Stabilization Homeownership Program purchase price assistance - \$2,181,120;
- (4) Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental projects - \$7,677,316;
- (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.

Riverside County has obligated all of its NSP grants and has successfully met program requirements within the allotted time. To this date, the County has obligated 101.6% of NSP funds and has drawn 69.6% in NSP program funds. Of this, 26.2% of the total grant has been obligated to very low-income properties, thereby satisfying the LH-25% goal set aside to very-low income households.

The majority of the County's NSP activities falls under the category of acquisition, rehabilitation and resale of foreclosed single-family properties to first-time homebuyers. Subsequent to the resale of each foreclosed single-family home, net proceeds from the sale are returned to County as Program Income. In an effort to expedite the process of expending Program Income, maximize the use of NSP funds and assist County to fulfill its requirements and national objectives, the County will be entering into new loan agreements with existing qualified NSP recipients to utilize Program Income for the continued activity of acquisition, rehabilitation and resale of foreclosed single-family properties to first-time homebuyers.

The current status of NSP projects is as follows:

1. NSP-1 for Acquisition, Rehabilitation and Resale of foreclosed single-family properties to first-time homebuyers. NSP-1 was allocated a budget of \$33,649,564 and 100% obligated. Seventy-five (75%) of its budget has been drawn. A total of 158 single-family homes were acquired, of which 112 have completed rehabilitation, and 36 homes have been sold to very low- to moderate-income households.

2. NSP-2 for Acquisition, Rehabilitation and Rental of foreclosed and bank-owned single-family homes. One single-family rental home was acquired and is undergoing rehabilitation with a total budget of \$204,000 of which 60.8% has been drawn.

3. NSP-3 for Neighborhood Stabilization Homeownership Program (NSHP). The NSP-3 budget was recently increased to \$2,181,120, of which 78.3% has been obligated and the County has drawn a total of \$1,501,514. Of that, 34 homebuyers were provided with a total of \$1,235,740 in purchase price assistance. The average NSP expended for purchase price assistance is \$36,345 per unit. Eighteen (18) homes have undergone or will undergo minor rehabilitation with a total of \$472,215 in NSP funds committed. The average rehabilitation assistance per unit is \$26,234.

4. NSP-4 for Acquisition and Rehabilitation of foreclosed and vacant multi-family properties, or the construction of new multi-family rental projects. NSP-4 was allocated a budget of \$7,677,316 and 100% obligated. The County has drawn 82.7% of the NSP-4 budget. Of that, a total of 10 multi-unit properties (34 rental units) were acquired and obligated \$3,000,000 in NSP funds with an average assistance of \$88,235 per unit; and a 60-unit townhome complex was acquired and obligated \$4,677,316 in NSP funds with an average assistance of \$77,955 per unit.

Overall under NSP-1, 2, 3 and 4, as of September 30, 2010, a total of 204 NSP eligible properties were acquired and obligated \$49,427,784 in NSP funds.

Progress Toward Activity Type Targets:

NSP01 - Acquisition, Rehab, Resale, FTHB: target 150 units, actual 158 units

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

NSP03 - Enhanced FTHB: target 190 units, actual 34 units

NSP04 - Acquisition/Rehab, Foreclosed, Vacant, or Multi-family Rent: target 120 units, actual 94 units

Progress Toward National Objective Targets:

NSP Only - LMMI: target 369, actual 165

NSP Only - LH-25% Set-Aside: target 101, actual 122

Note: The target amount for LH-25 is \$12,141,946.50 and the actual amount as of September 30, 2010 is \$12,702,334.

Project Summary

Project#, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP01, Acq, Rehab, Resale, FTHB	1,400,406.94	33,758,554.9	24,291,663.18
09-NSP02, Acq, Rehab, Rental	0	204,000	124,015.7
09-NSP03, Enhanced FTHB	105,451	2,181,120	1,501,514
09-NSP04, Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	103,579.76	7,568,325.1	6,237,927.5
09-NSP06, Administration	33,472.17	4,855,786	1,630,977.23
9999, Restricted Balance	0	0	0
BCKT, Bucket Project	0	-48,567,786	0
CANCELLED - Duplicate, Administration	0	0	0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
09-NSP01	Acq, Rehab, Resale, FTHB	09-NSP01-001	Housing Authority, NSP1-09-002-4th
		09-NSP01-002	DHS RDA, NSP1-09-001-5th
		09-NSP01-003	CVHC, NSP1-09-003-4th
		09-NSP01-004	NPHS, NSP1-09-002-5th
		09-NSP01-005	Housing Authority, NSP1-09-00-1235
		09-NSP01-006	RHDC Lake Elsinore, NSP1-09-001-1st
		09-NSP01-007	Norco Redevelopment Agency, NSP1-09-001-2nd
		09-NSP01-008	RHDC Valle Vista, NSP1-09-001-3rd
		09-NSP01-009	City of Indio, NSP1-09-001-4th
		09-NSP01-010	Habitat Inland Valley, NSP1-09-001-1st-3rd-5th
		09-NSP01-011	Habitat Riverside, NSP1-09-002-2nd
		09-NSP01-012	NPHS, NSP1-10-001-5th-LM
		09-NSP01-013	NPHS, NSP1-10-001-5th-VL
		09-NSP01-014	Sheffield, NSP1-10-001-1st-5th

		09-NSP01-015	RHDC Group 3, NSP1-10-001-3rd
		09-NSP01-016	Disposition of NSP1-LMMI Properties
		09-NSP01-017	Disposition of NSP1-LH25 Properties
		09-NSP01-BKT	09-NSP01 Bucket for Acq, Rehab, Resale, FTHB
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-LH25	NSHP 25% Set-Aside
		09-NSP03-NSHP-LMMI	09-NSP03-NSHP-LMMI
09-NSP02	Acq, Rehab, Rental	09-NSP02-001	Inspire Norco, NSP02-09-001-2nd
		09-NSP02-002	Rancho Housing, NSP02-09-001-4th
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
BCKT	Bucket Project	<i>No activities in this project</i>	
CANCELLED - Duplicate	Administration	<i>No activities in this project</i>	
9999	Restricted Balance	<i>No activities in this project</i>	

Activities

Grantee Activity Number:

09-NSP01-001

Activity Title:

Housing Authority, NSP1-09-002-4th

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

07/02/2009

Projected End Date:

07/02/2010

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	2,296,125
Total CDBG Program Funds Budgeted	N/A	2,296,125
Program Funds Drawdown	600	1,673,694.02
Obligated CDBG DR Funds	0	2,296,125
Expended CDBG DR Funds	0	1,672,719.02
Housing Authority of the County of Riverside, 5555 Arlington Ave., Riverside, CA 92504	0	1672719.02
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	103,875

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Singlefamily Units	11	11/11

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 Housing Authority of the County of Riverside (HACR) has acquired a total of 11 properties. Rehabilitation has been completed on 8 properties. HACR has obligated 100% of its NSP budget. HACR is continuing to market the homes for sale and identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources**Amount**

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 - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:**Responsible Organization:**City of Desert Hot Springs Redevelopment
Agency, 65-950 Pierson Blvd., Desert Hot
Springs, CA 92240

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	2,800,000
Total CDBG Program Funds Budgeted	N/A	2,800,000
Program Funds Drawdown	0	1,242,365.71
Obligated CDBG DR Funds	0	2,800,000
Expended CDBG DR Funds	0	1,243,115.71
City of Desert Hot Springs Redevelopment Agency, 65-950 Pierson Blvd., Desert Hot Springs, CA 92240	0	1243115.71
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Singlefamily Units	14	14/23

Beneficiaries Performance Measures

	This Report Period	Cumulative Actual Total / Expected
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	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/23	0/23	0

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 City of Desert Hot Springs (DHS) currently has acquired a total of 14 properties; all properties have closed escrow and currently undergoing rehabilitation. Originally DHS had expected to purchase 23 homes with the NSP funds awarded to them but the cost to purchase and rehabilitate the homes was greater than expected. DHS has obligated 100% of its budget. DHS is nearing completion of the rehabilitation of 3 properties. DHS is also continuing to work on identifying potential first-time homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-003

Activity Title:

CVHC, NSP1-09-003-4th

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:
06/16/2009

Projected End Date:
06/16/2010

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	2,457,681.21
Total CDBG Program Funds Budgeted	N/A	2,457,681.21
Program Funds Drawdown	75,080.21	1,687,413.92
Obligated CDBG DR Funds	-153,983.79	2,457,681.21
Expended CDBG DR Funds	0	1,612,333.71
Coachella Valley Housing Coalition, 45-701	0	1612333.71
Monroe St., Suite G, Indio, CA 92201		
Match Contributed	0	0
Program Income Received	61,559.55	61,559.55
Program Income Drawdown	153,983.79	153,983.79

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	17/20

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	17/20
# of Singlefamily Units	17	17/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	1	0/0	0/20	1/20	0
# of Owner Units	0	0	1	0/0	0/20	1/20	0

	This Report Period		Cumulative Actual Total	
Race	Owner		Owner	
	Total	Hispanic/Latino	Total	Hispanic/Latino
Black/African American	1	0	1	0

Activity Description:

The Coachella Valley Housing Coalition will utilize \$2,611,665 in NSP funds for acquisition, rehabilitation and resale of approximately 20 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in Thousand Palms and the unincorporated areas of the Desert Hot Springs Target Area. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the community of Thousand Palms and unincorporated areas of Desert Hot Springs as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

CVHC currently has acquired a total of 17 properties. Originally CVHC had expected to purchase 20 homes with the NSP funds awarded to them but the cost to purchase and rehabilitate the homes was greater than expected. Rehabilitation has been completed on 9 properties and 1 home has been sold to very low-income household. CVHC has one additional homebuyer application in progress. CVHC has obligated 100 % of its NSP budget. CVHC is continuing to market the homes for sale and identify potential homebuyers.

Activity Location:

Address	City	State	Zip
15743 Via Montana	Desert Hot Springs	NA	92240

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-004

Activity Title:

NPHS, NSP1-09-002-5th

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,267,041.75
Total CDBG Program Funds Budgeted	N/A	1,267,041.75
Program Funds Drawdown	775	1,132,368.27
Obligated CDBG DR Funds	-26,432.75	1,272,381.75
Expended CDBG DR Funds	0	1,008,430.69
Neighborhood Partnership Housing Services, 320 W. "G" St., #103, Ontario, CA 91762	0	1008430.69
Match Contributed	0	0
Program Income Received	618,118.92	744,844.3
Program Income Drawdown	26,432.75	57,228.25

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/6
# of Singlefamily Units	5	5/6

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,309,610 in NSP funds for acquisition, rehabilitation and resale of approximately six (6) vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the City of Perris and City of Menifee. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the cities of Perris and Menifee as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The Neighborhood Partnership Housing Services (NPHS) initial NSP allocation of \$1,368,000 was reduced to \$1,309,610. NPHS has obligated \$1,309,610 and acquired a total of 5 properties and rehabilitation has been completed on all properties. NPHS has successfully sold three (3) of

the homes. NPHS also has one home buyer application in progress.

Activity Location:

Address	City	State	Zip
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 - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	3,000,000
Total CDBG Program Funds Budgeted	N/A	3,000,000
Program Funds Drawdown	29,634.11	2,427,331.14
Obligated CDBG DR Funds	0	3,000,000
Expended CDBG DR Funds	0	2,397,322.03
Housing Authority of the County of Riverside, 5555 Arlington Ave., Riverside, CA 92504	0	2397322.03
Match Contributed	0	0
Program Income Received	644,977.67	644,977.67
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total /
	Total	Expected
		Total
# of Properties	0	15/12

	This Report Period	Cumulative Actual Total /
	Total	Expected
		Total
# of Housing Units	0	15/12
# of Singlefamily Units	15	15/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total /			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	1	2	4	1/0	2/12	4/12	75
# of Owner Units	1	2	4	1/0	2/12	4/12	75

	This Report Period		Cumulative Actual Total		
	Owner		Owner		
Race	Total	Hispanic/Latino	Total	Hispanic/Latino	
White	1		1	1	1
Black/African American	2		0	2	0
Asian	1		0	1	0

Activity Description:

The Housing Authority of the County of Riverside will utilize \$3,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 12 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in Lake Elsinore, Canyon Lake, Temecula, Beaumont, Rubidoux, Murrieta, San Jacinto, Eastvale, Home Gardens, and French Valley. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the cities of Lake Elsinore, Canyon Lake, Temecula, Beaumont, Rubidoux, Murrieta, San Jacinto, Eastvale, Home Gardens and French Valley, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

HACR has acquired a total of 15 properties, all of which have completed rehabilitation. Four (4) of these homes have been sold; 1 home has been sold to an extremely low household and 3 to low- to moderate-income households. Three (3) homes are currently in escrow and scheduled to close next month. Rehabilitation and marketing on the remaining homes continue.

Activity Location:

Address	City	State	Zip
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29245 Sandpiper Dr	Lake Elsinore	NA	92530
29337 Breakwater St	Lake Elsinore	NA	92530
38475 Sevilla Ave	Murrieta	NA	92563
641 Carmen Dr	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-NSP01-006

Activity Title:

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

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	2,992,443.78
Total CDBG Program Funds Budgeted	N/A	2,992,443.78
Program Funds Drawdown	92,431.51	2,504,531.25
Obligated CDBG DR Funds	-2,447.03	2,994,950.47
Expended CDBG DR Funds	0	2,411,724.74
Riverside Housing Development Corporation, 4250 Brockton Ave., Riverside, CA 92501	0	2411724.74
Match Contributed	0	0
Program Income Received	934,882.77	1,335,869.11
Program Income Drawdown	2,447.03	61,719.53

Accomplishments Performance Measures

This Report Period

Cumulative Actual Total /
Expected

Total

Total

# of Properties	0	11/15
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	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	11/15
# of Singlefamily Units	11	11/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	4	4	0/0	7/15	7/15	100
# of Owner Units	0	7	7	0/0	7/15	7/15	100

	This Report Period Owner			Cumulative Actual Total Owner		
Race	Total	Hispanic/Latino	Total	Hispanic/Latino		
White	4	3	4	3		
Native Hawaiian/Other Pacific Islander	1	0	1	0		
Asian and White	1	1	1	1		
Other multi-racial	1	0	1	0		

Activity Description:

The Riverside Housing Development Corporation will utilize \$3,038,000 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 Riverside Housing Development Corporation (RHDC) has acquired a total of 11 properties and all properties have completed rehabilitation. Of these, 7 homes have been sold and have 2 home buyer applications in progress. 100% of RHDC's NSP funds have been obligated.

Activity Location:

Address	City	State	Zip
15436 Regatta Way	Lake Elsinore	NA	92530
3370 Fern Cir	Lake Elsinore	NA	92530
45015 Altissimo Way	Lake Elsinore	NA	92532
1037 Meadowlake Ln	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-NSP01-007

Activity Title:

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

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:
Responsible Organization:
Norco Redevelopment Agency, 2870 Clark Ave.,
Norco, CA 92860

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,453,314.87
Total CDBG Program Funds Budgeted	N/A	1,453,314.87
Program Funds Drawdown	400	1,399,314.66
Obligated CDBG DR Funds	-112,202.18	1,514,797.82
Expended CDBG DR Funds	0	1,399,364.66
Norco Redevelopment Agency, 2870 Clark Ave., Norco, CA 92860	0	1399364.66
Match Contributed	0	0
Program Income Received	549,556.84	549,556.84
Program Income Drawdown	112,202.18	112,202.18

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	6/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	6/6
# of Singlefamily Units	6	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	1	2	3	1/0	2/6	3/6	100
# of Owner Units	1	2	3	1/0	2/6	3/6	100

	This Report Period Owner		Cumulative Actual Total Owner	
Race	Total	Hispanic/Latino	Total	Hispanic/Latino
White	3		3	1

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 Norco Redevelopment Agency has acquired and rehabilitated 6 properties. Of these, three (3) homes have been sold. Norco RDA continues to market the remaining homes.

Activity Location:

Address	City	State	Zip
1220 3rd St	Norco	NA	92860
850 4th St	Norco	NA	92860
1081 3rd St	Norco	NA	92860

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-008

Activity Title:

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

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:**Responsible Organization:**Riverside Housing Development Corporation,
4250 Brockton Ave., Riverside, CA 92501

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,981,478.17
Total CDBG Program Funds Budgeted	N/A	1,981,478.17
Program Funds Drawdown	0	1,535,621.64
Obligated CDBG DR Funds	0	2,000,000
Expended CDBG DR Funds	0	1,535,621.64
Riverside Housing Development Corporation, 4250 Brockton Ave., Riverside, CA 92501	0	1535621.64
Match Contributed	0	0
Program Income Received	534,036.69	669,712.18
Program Income Drawdown	0	41,800

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	8/10

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	8/10
# of Singlefamily Units	8	8/10

Beneficiaries Performance Measures

	This Report Period	Cumulative Actual Total / Expected
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	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	2	1	4	2/0	2/10	5/10	80
# of Owner Units	2	2	5	2/0	2/10	5/10	80

Race	This Report Period		Cumulative Actual Total	
	Total	Owner Hispanic/Latino	Total	Owner Hispanic/Latino
White	4	3	4	3
Asian and White	1	1	1	1

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 Riverside Housing Development Corporation (RHDC) has acquired a total of 8 properties and all properties have completed rehabilitation. Of these, 5 homes have been sold and 3 home buyer applications are in progress. RHDC has obligated 100% of NSP funds.

Activity Location:

Address	City	State	Zip
25557 Orangewood Ln	Hemet	NA	92544
44514 Grovewood Cir	Hemet	NA	92544
43249 Etna Ct	Hemet	NA	92544
44487 Galacia Dr	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:

Activity Title:

09-NSP01-009

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

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/23/2009

Projected End Date:

06/23/2010

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:**Responsible Organization:**City of Indio, 100 Civic Center Mall, Indio, CA
92201

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	2,800,000
Total CDBG Program Funds Budgeted	N/A	2,800,000
Program Funds Drawdown	69,933.97	2,211,507.87
Obligated CDBG DR Funds	0	2,800,000
Expended CDBG DR Funds	0	2,141,998.92
City of Indio, 100 Civic Center Mall, Indio, CA 92201	0	2141998.92
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Singlefamily Units	13	13/16

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 City of Indio has acquired a total of 13 properties. Of these, 11 properties have completed

rehabilitation and 2 properties are pending final walk-thru. The City of Indio has obligated 100% of its NSP budget and has one home buyer application in progress and is currently working on qualifying potential homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-010

Activity Title:

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

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

07/14/2009

Projected End Date:

07/14/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:

Responsible Organization:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,634,506.89
Total CDBG Program Funds Budgeted	N/A	1,634,506.89
Program Funds Drawdown	71,930.58	1,463,685.7
Obligated CDBG DR Funds	-31,513.56	1,685,486.44
Expended CDBG DR Funds	0	1,391,005.12
Habitat for Humanity Inland Valley, Inc., 27475 Ynez Rd., #390, Temecula, CA 92591	0	1391005.12
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	31,513.56	31,513.56

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties		0		10/10

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units		0		10/10
# of Singlefamily Units		10		10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	5	0/0	0/0	9/10	0
# of Owner Units	0	0	9	0/0	0/0	9/10	0

Race	This Report Period		Cumulative Actual Total	
	Total	Owner	Total	Owner
White	6	2	6	2
Black/African American	1	0	1	0
Asian and White	1	0	1	0
Other multi-racial	1	1	1	1

Activity Description:

Habitat for Humanity Inland Valley will utilize \$1,717,000 in NSP funds for acquisition, rehabilitation and resale of approximately 10 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within target areas in the cities of Lake Elsinore, Menifee, Murrieta, Perris and Temecula. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

Designated target areas within the cities of Lake Elsinore, Menifee, Murrieta, Perris and Temecula, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

The Habitat for Humanity Inland Valley (Habitat) has acquired a total of 10 properties, of which 9 have completed rehabilitation and 1 is awaiting final walk-through. Nine (9) of these homes have been sold and one (1) home buyer application is in progress. 100% of Habitat's NSP funds have been obligated.

Activity Location:

Address	City	State	Zip
26484 Trancas C	Menifee	NA	92586
29510 Catano Rd	Menifee	NA	92584
29789 Park City Ave	Menifee	NA	92584
699 Manecita Cir	Perris	NA	92571
956 Dolly Dr	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-NSP01-011

Activity Title:

Habitat Riverside, NSP01-09-002-2nd

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

07/14/2009

Projected End Date:

07/14/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:**Responsible Organization:**Habitat for Humanity Riverside, Inc., 2121
Atlanta Ave., Suite B-3, Riverside, CA 92507

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,660,302.03
Total CDBG Program Funds Budgeted	N/A	1,660,302.03
Program Funds Drawdown	158,408.63	1,360,863.48
Obligated CDBG DR Funds	0	1,875,564.37
Expended CDBG DR Funds	0	1,202,079.85
Habitat for Humanity Riverside, Inc., 2121 Atlanta Ave., Suite B-3, Riverside, CA 92507	0	1202079.85
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	124,435.63

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Singlefamily Units	9	9/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	2	0/0	0/0	4/11	0
# of Owner Units	0	0	4	0/0	0/0	4/11	0

	This Report Period		Cumulative Actual Total		
	Owner		Owner		
Race	Total	Hispanic/Latino	Total	Hispanic/Latino	
White	2	1	2	1	
Black/African American	2	0	2	0	

Activity Description:

Habitat for Humanity Riverside will utilize \$2,000,000 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 communities of Highgrove and Rubidoux. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

Designated target areas within the communities of Highgrove and Rubidoux, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

Habitat for Humanity Riverside, Inc. (HFHR) has acquired a total of 9 properties, all of which have completed rehabilitation and one property is awaiting final walk-through. HFHR has sold 4 of these homes and 4 home buyer applications are in progress.

Activity Location:

Address	City	State	Zip
5902 Sky Meadow St	Riverside	NA	92509
6516 Coloma Way	Riverside	NA	92509

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:
09-NSP01-012

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

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
03/02/2010

Projected End Date:
03/02/2011

National Objective:
NSP Only - LMMI

Completed Activity Actual End Date:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	958,343.5
Total CDBG Program Funds Budgeted	N/A	958,343.5
Program Funds Drawdown	49,504.25	855,806.51
Obligated CDBG DR Funds	-57,344.75	1,009,087.25
Expended CDBG DR Funds	0	693,285.02
Neighborhood Partnership Housing Services, 320 W. "G" St., #103, Ontario, CA 91762	0	693285.02
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/7
# of Singlefamily Units	4	4/7

Beneficiaries Performance Measures

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

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,066,432 in NSP funds for acquisition, rehabilitation and resale of approximately 7 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the cities and unincorporated areas of Perris and Menifee. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the cities and unincorporated areas of Perris and Menifee as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The Neighborhood Partnership Housing Services (NPHS) has acquired a total of 4 properties, all of which have completed rehabilitation. NPHS has one home buyer application in progress and is marketing the homes for sale and working on identifying eligible homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-013

Activity Title:

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

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

03/02/2010

Projected End Date:

03/02/2011

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:**Responsible Organization:**Neighborhood Partnership Housing Services,
320 W. "G" St., #103, Ontario, CA 91762

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	972,158.25
Total CDBG Program Funds Budgeted	N/A	972,158.25
Program Funds Drawdown	288,861.25	331,287.42
Obligated CDBG DR Funds	0	1,036,472
Expended CDBG DR Funds	0	278,640.99
Neighborhood Partnership Housing Services, 320 W. "G" St., #103, Ontario, CA 91762	0	278640.99
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Singlefamily Units	6	6/5

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,036,472 in NSP funds for acquisition, rehabilitation and resale of approximately 5 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within Target Areas in the cities and unincorporated areas of Perris and Menifee. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

Designated target areas within the cities and unincorporated areas of Perris and Menifee as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The Neighborhood Partnership Housing Services (NPHS) has acquired a total of 6 properties, one of which has completed rehabilitation and 5 properties are under rehabilitation. One (1) home buyer application is in progress. NPHS is marketing the homes for sale and working on identifying eligible homebuyers.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-014

Activity Title:

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

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

03/02/2010

Projected End Date:

03/02/2011

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:

Responsible Organization:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	4,037,929.59
Total CDBG Program Funds Budgeted	N/A	4,037,929.59
Program Funds Drawdown	441,718.8	2,890,024.51
Obligated CDBG DR Funds	701,152.37	4,092,398.04
Expended CDBG DR Funds	0	2,448,305.71
Sheffield Foreclosure Renovation, Inc., 3400 Central Ave., Riverside, CA 92506	0	2448305.71
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	226,201.09	397,450.42

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	19/22

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units		1		19/22
# of Singlefamily Units		19		19/22

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/22	0/22	0

Activity Description:

Sheffield Foreclosure Renovation, Inc. will utilize \$4,521,103 in NSP funds for acquisition, rehabilitation and resale of approximately 22 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the cities and unincorporated areas of Canyon Lake, Lake Elsinore, and Temecula. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the cities and unincorporated areas of Canyon Lake, Lake Elsinore, Temecula as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

Sheffield Foreclosure Renovation, Inc. (Sheffield) contract amount was increased to \$4,970,000. Of this, \$4,521,103 is Agency NSP funds and \$448,897 came from State NSP. Sheffield has obligated 99.5% in NSP funds. Sheffield currently has acquired a total of 19 properties and 3 additional properties are scheduled to close escrow next month. Of these, 9 have completed rehabilitation. Sheffield has 3 home buyer applications in progress and continuing to market the homes for sale and working on identifying eligible homebuyers.

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

No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-015

Activity Title:

RHDC Group 3, NSP1-10-001-3rd

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

03/02/2010

Projected End Date:

03/02/2011

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:**Responsible Organization:**Riverside Housing Development Corporation,
4250 Brockton Ave., Riverside, CA 92501

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	2,359,375.48
Total CDBG Program Funds Budgeted	N/A	2,359,375.48
Program Funds Drawdown	121,128.63	1,575,847.08
Obligated CDBG DR Funds	-258,881.22	2,607,022.22
Expended CDBG DR Funds	0	1,456,994.3
Riverside Housing Development Corporation, 4250 Brockton Ave., Riverside, CA 92501	0	1456994.3
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	220,881.22	354,977.78

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/13
# of Singlefamily Units	10	10/13

Beneficiaries Performance Measures

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

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Economic Development Agency

	Jul 1 thru Sep 30, 2010	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
Economic Development Agency	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	20	20/124
# of Singlefamily Units	20	20/124

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	4	11	15	5/0	15/124	20/124	100
# of Owner Units	5	15	20	5/0	15/124	20/124	100

	This Report Period			Cumulative Actual Total		
Race	Total	Owner		Total	Owner	
		Hispanic/Latino			Hispanic/Latino	
White	12	7		12	7	
Black/African American	2	0		2	0	
Native Hawaiian/Other Pacific Islander	1	0		1	0	
Asian and White	2	2		2	2	
Other multi-racial	3	2		3	2	

Activity Description:

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

recapture agreement for a time period not to exceed fifteen (15) years. The purchase price assistance provided to eligible first time home buyers will be funded from the net proceeds of the sale.

Location Description:

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

Activity Progress Narrative:

This activity will track the disposition of acquired and rehabilitated properties to low and moderate first-time home buyers. Purchase Price assistance, which is the lesser of \$75,000 or 30% of home sales price, is provided to eligible home buyers using program income net proceeds.

As of September 30, 2010, a total of 20 properties have been sold to low and moderate income first-time home buyers with a total purchase price assistance of \$865,992.

Activity Location:

Address	City	State	Zip
38475 Sevilla Ave	Murrieta	NA	92563
29169 Peridot Cir	Menifee	NA	92584
29245 Sandpiper Dr	Lake Elsinore	NA	92530
1081 3rd St	Norco	NA	92860
1037 Meadowlake Ln	Lake Elsinore	NA	92530
1220 3rd St	Norco	NA	92860
850 4th St	Norco	NA	92860
43249 Etna Ct	Hemet	NA	92544
15436 Regatta Wy	Lake Elsinore	NA	92530
29337 Breakwater St	Lake Elsinore	NA	92530
29625 Peacock Mountain Dr	Menifee	NA	92584
3370 Fern Cir	Lake Elsinore	NA	92530
44487 Galacia Dr	Hemet	NA	92544
45015 Altissimo Wy	Lake Elsinore	NA	92532
25557 Orangewood Ln	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:

Activity Title:

09-NSP01-017

Disposition of NSP1-LH25 Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

04/01/2010

Projected End Date:

04/01/2011

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Economic Development Agency

	Jul 1 thru Sep 30, 2010	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
Economic Development Agency	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	16	16/26
# of Singlefamily Units	16	16/26

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	10	0/0	0/0	16/26	0
# of Owner Units	0	0	16	0/0	0/0	16/26	0

	This Report Period Owner			Cumulative Actual Total Owner		
Race	Total	Hispanic/Latino	Total	Hispanic/Latino		
White	9	4	9	4		
Black/African American	4	0	4	0		
Asian	1	0	1	0		
Asian and White	1	0	1	0		
Other multi-racial	1	1	1	1		

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

This activity will track the disposition of acquired and rehabilitated properties to low- and moderate-income first-time home buyers. Purchase Price assistance, which is the lesser of \$75,000 or 30% of home sales price, is provided to eligible home buyers using program income net proceeds. Habitat for Humanity will provide financing to the home buyers and will not have an equity share restriction by the County of Riverside.

As of September 30, 2010, a total of 16 properties were sold to very low-income first-time home buyers with a total purchase price assistance of \$53,090.

Activity Location:

Address	City	State	Zip
641 Carmen Dr	San Jacinto	NA	92583
956 Dolly Dr	Lake Elsinore	NA	92530
44514 Grovewood Cir	Hemet	NA	92544
699 Manecita Cir	Perris	NA	92571
29789 Park City Ave	Menifee	NA	92584
26484 Trancas Ct	Menifee	NA	92586
29510 Catano Rd	Menifee	NA	92584
6516 Coloma Wy	Riverside	NA	92509
5902 Sky Meadow St	Riverside	NA	92509
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-BKT

Activity Title:

09-NSP01 Bucket for Acq, Rehab, Resale, FTHB

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

02/25/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Completed Activity Actual End Date:**Responsible Organization:**

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	500,951.89
Total CDBG Program Funds Budgeted	N/A	500,951.89
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Riverside County Economic Development Agency, 3403 10th St., Suite 500, Riverside, CA 92501-3670	0	0
Match Contributed	0	0
Program Income Received	0	5,463.68
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

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:

Primarily, the County has been using program income as it becomes available to fund NSP rehabilitation activities and home buyer assistance program. As a result, program funds are unencumbered from this activity bucket and become available for other NSP1 activities.

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-NSP02-001

Activity Title:

Inspire Norco, NSP02-09-001-2nd

Activity Category:

Acquisition - general

Activity Status:

Cancelled

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

Completed Activity Actual End Date:

Responsible Organization:

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

	Jul 1 thru Sep 30, 2010	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
Riverside County Economic Development Agency, 3403 10th St., Suite 500, Riverside, CA 92501-3670	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Beneficiaries Performance Measures

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

Activity Description:

The County and Inspire Life Skills Training, a nonprofit public benefit corporation, mutually agreed to terminate the NSP Loan Agreement and NSP funds of \$330,000 will be re-allocated for eligible NSP activities. This activity is now cancelled.

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:

Activity was cancelled in March 2010; NSP funds were re-allocated to NSP1 - acquisition, rehab, resale activities.

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-NSP02-002

Activity Title:
Rancho Housing, NSP02-09-001-4th

Activity Category:
Acquisition - general

Activity Status:
Under Way

Project Number:
09-NSP02

Project Title:
Acq, Rehab, Rental

Projected Start Date:
07/14/2009

Projected End Date:
07/14/2010

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

Completed Activity Actual End Date:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	175,749
Total CDBG Program Funds Budgeted	N/A	175,749
Program Funds Drawdown	0	124,015.7
Obligated CDBG DR Funds	0	204,000
Expended CDBG DR Funds	0	124,015.7
Rancho Housing Alliance, 53-990 Enterprise Way, Suite 1, Cathedral City, CA 92234	0	124015.7
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

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:

Rancho Housing Alliance (RHA) has acquired one property and rehabilitation is nearing completion. RHA has obligated 100% in NSP funds.

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
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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

Completed Activity Actual End Date:

Responsible Organization:

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

	Jul 1 thru Sep 30, 2010	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
Riverside County Economic Development Agency, 3403 10th St., Suite 500, Riverside, CA 92501-3670	0	52000
Match Contributed	0	0
Program Income Received	0	0

Program Income Drawdown

0

0

Accomplishments Performance Measures

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

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:

Down-payment assistance and rehabilitation of the property were provided to a low-income household in 10/2009 and reported in QPR of 10/1/09-12/31/09.

Activity Location:

Address	City	State	Zip
---------	------	-------	-----

No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP03-003

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

Completed Activity Actual End Date:

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

	Jul 1 thru Sep 30, 2010	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
Riverside County Economic Development Agency, 3403 10th St., Suite 500, Riverside, CA 92501-3670	0	25500
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

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:

Down-payment assistance and rehabilitation of the property were provided to a low-income household in 10/2009 and reported in QPR of 10/1/09-12/31/09.

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-NSP03-005

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

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

	Jul 1 thru Sep 30, 2010	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
Riverside County Economic Development Agency, 3403 10th St., Suite 500, Riverside, CA 92501-3670	0	23364
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

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

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:

Down-payment assistance and rehabilitation of the property were provided to a low-income household in 10/2009 and reported in QPR of 10/1/09-12/31/09.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP03-NSHP-LH25

Activity Title:

NSHP 25% Set-Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

01/01/2010

Projected End Date:

01/01/2011

National Objective:

NSP Only - LH - 25% Set-Aside

Completed Activity Actual End Date:**Responsible Organization:**

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	160,072
Total CDBG Program Funds Budgeted	N/A	160,072
Program Funds Drawdown	0	67,136
Obligated CDBG DR Funds	0	160,072
Expended CDBG DR Funds	0	67,546
Riverside County Economic Development Agency, 3403 10th St., Suite 500, Riverside, CA 92501-3670	0	67546
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/3
# of Singlefamily Units	2	2/3

Beneficiaries Performance Measures

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

	This Report Period		Cumulative Actual Total	
	Total	Hispanic/Latino	Total	Hispanic/Latino
Race				
White	1	0	1	0
Asian	1	0	1	0

Activity Description:

The County of Riverside will offer a financing mechanism to eligible first-time homebuyers to directly acquire vacant or foreclosed single-family homes. This activity under the Neighborhood Stabilization Homeownership Program (NSHP) will provide purchase price assistance to very low-income (VLI) households that have not owned homes within the last three-year period. The program is available for households with an annual income that is no greater than 50% of the area median income as published by HUD.

Location Description:

This activity will be available throughout the County of Riverside; however, the County will target those areas with a risk factor of 7 or more of the greatest need determination.

Activity Progress Narrative:

As of September 30, 2010, the Neighborhood Stabilization Homeownership Program (NSHP) for very-low income households has currently obligated \$67,546 in NSP funds and completed 2 first-time home buyer activities. An additional property which previously had funds reserved has canceled escrow.

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-NSP03-NSHP-LMMI

Activity Title:

09-NSP03-NSHP-LMMI

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

Completed Activity Actual End Date:

Responsible Organization:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	1,887,485
Total CDBG Program Funds Budgeted	N/A	1,887,485
Program Funds Drawdown	105,451	1,333,514
Obligated CDBG DR Funds	110,762	1,360,349
Expended CDBG DR Funds	0	1,227,668
Riverside County Economic Development	0	1227668
Agency, 3403 10th St., Suite 500, Riverside, CA		
92501-3670		
Match Contributed	0	0

Program Income Received	0	0
Program Income Drawdown	57,190	57,190

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		32/187	
# of Singlefamily Units	32		32/187	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	1	1	12/0	20/187	32/187	100
# of Owner Units	12	20	32	12/0	20/187	32/187	100

Race	This Report Period		Cumulative Actual Total	
	Total	Hispanic/Latino	Total	Hispanic/Latino
White	28	9	28	9
Black/African American	3	0	3	0
Other multi-racial	1	0	1	0

Activity Description:

The County of Riverside will offer a financing mechanism to eligible first-time homebuyers to directly acquire vacant or foreclosed single-family homes, condominiums or manufactured homes. The Enhanced First Time Home Buyer Program, renamed as the Neighborhood Stabilization Homeownership Program (NSHP), provides purchase price assistance to low-, moderate- and middle-income (LMMI) households that have not owned homes within the last three-year period. The program is available for households with an annual income that is no greater than 120% of the area median income as published by HUD.

Location Description:

This activity will be available throughout the County of Riverside; however, the County will target those areas with a risk factor of 7 or more as defined in the greatest need determination section above. The program will be limited to the County's 15 cooperating cities and the unincorporated areas of the County of Riverside.

Activity Progress Narrative:

Between July 1, 2010 and September 30, 2010, one first time buyer application was set up in DRGR and closed escrow. Also during this quarter, two additional homebuyers closed escrow and six homebuyers completed NSHP rehabilitation activities.

The following property was set up and closed escrow during this quarter.

Activity Location:

Address	City	State	Zip
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40135 Miriam Wy

Murrieta

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-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

Completed Activity Actual End Date:
Responsible Organization:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	2,589,787.82
Total CDBG Program Funds Budgeted	N/A	2,589,787.82
Program Funds Drawdown	62,740.68	2,079,269.33
Obligated CDBG DR Funds	-59,864.2	2,940,135.8
Expended CDBG DR Funds	0	2,016,903.63
Rancho Housing Alliance, 53-990 Enterprise Way, Suite 1, Cathedral City, CA 92234	0	2016903.63
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	59,864.2	59,864.2

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	34/18
# of Multifamily Units	34	34/18

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	1	0/0	0/0	4/18	0
# of Renter Units	0	0	4	0/0	0/0	4/18	0

Race	This Report Period		Cumulative Actual Total	
	Total	Renter	Total	Renter
White	3	0	3	0
Black/African American	1	0	1	0

Activity Description:

Rancho Housing Alliance, Inc. will utilize \$3,000,000 in NSP funds for acquisition and rehabilitation of approximately twelve (12) vacant, foreclosed and bank-owned multi-family properties (Properties or Property) and rent approximately eighteen (18) units (Assisted Units) to very low-income (VLI) households within Target Areas, as shown hereof, in the cities of Desert Hot Springs and Cathedral City. NSP Assisted Units will be rented to households whose incomes do not exceed 50% of the area median income for the County.

Location Description:

Designated target areas within the cities of Cathedral City and Desert Hot Springs, CA, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

Rancho Housing Alliance (RHA) has acquired a total 10 multi-unit properties and obligated 100% of its budget. RHA has completed rehabilitation for 3 of the 10 multi-unit properties for a total of 9 completed rental units. Of those 9 rental units, 4 units have rented to very low-income households. RHA is continuing to complete rehabilitation and identify qualified renters.

Activity Location:

Address	City	State	Zip
68170 Calle Las Tiendas	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-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

Completed Activity Actual End Date:**Responsible Organization:**

BIASA II, LP

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	4,626,389.77
Total CDBG Program Funds Budgeted	N/A	4,626,389.77
Program Funds Drawdown	40,839.08	4,158,658.17
Obligated CDBG DR Funds	-49,126.7	4,628,189.3
Expended CDBG DR Funds	0	4,117,819.09
BIASA II, LP	0	0
BIASA, L. P., 43460 Ridge Park Dr., Temecula, CA 92590	0	4117819.09
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	49,126.7	49,126.7

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	60/60
# of Multifamily Units	60	60/60

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/0	0/0	0/59	0

Activity Description:

BIASA II, LP (BIASA), a California limited partnership, will utilize \$4,677,316 in NSP funds to acquire and rehabilitate a partially completed, foreclosed and bank-owned 60-unit townhouse complex within a designated Target Area in the city of Desert Hot Springs and rent to low- and

very low-income households ("Project" or "Hacienda Hills"). The Project consists of all two-bedroom units. One two-bedroom unit will be set aside for an on-site manager. The Project site is approximately 4.43 acres with Assessor Parcel number 642-081-006 located along Hacienda Drive, between Verbena Drive and Tamar Drive, in the City of Desert Hot Springs. BIASA will reserve approximately 30 units for rent to very low-income households whose incomes do not exceed 50% of the area median income for the County, adjusted by family size at the time of occupancy. Approximately 29 units will be for rent to low-income households whose incomes do not exceed 60% of the area median income for the County, adjusted by family size at the time of occupancy. The period of affordability of the Project will be for fifty-five (55) years.

Location Description:

Designated target areas within the City of Desert Hot Springs, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

In order to comply with tax credit requirements, BIASA, L.P. underwent financial restructuring and reorganized as BIASA II, L.P. and assumed ownership on May 25, 2010. A total of \$4,677,316 is obligated for this project. The project is undergoing rehabilitation and is expected to complete by December 2010.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP0601

Activity Title:

NSP Admin Draws

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09-NSP06

Project Title:

Administration

Projected Start Date:

05/11/2009

Projected End Date:

05/11/2013

National Objective:

N/A

Completed Activity Actual End Date:

Responsible Organization:

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

	Jul 1 thru Sep 30, 2010	To Date
Total Projected Budget from All Sources	N/A	4,663,590.65
Total CDBG Program Funds Budgeted	N/A	4,663,590.65
Program Funds Drawdown	33,472.17	1,438,781.88
Obligated CDBG DR Funds	0	4,663,590.65
Expended CDBG DR Funds	0	1,398,554.71
Riverside County Economic Development Agency, 3403 10th St., Suite 500, Riverside, CA 92501-3670	0	1398554.71
Match Contributed	0	0
Program Income Received	0	73,709.69
Program Income Drawdown	0	73,709.69

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

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

Activity Location:

Address	City	State	Zip
No Activity Locations Found			

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

No Other Funding Sources Found

