

Grantee: Riverside County, CA

Grant: B-08-UN-06-0504

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-08-UN-06-0504

Obligation Date:

03/03/2009

Award Date:

02/25/2009

Grantee Name:

Riverside County, CA

Contract End Date:

02/25/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$48,567,786.00

Grant Status:

Active

QPR Contact:

Yolanda C. Carlos

Estimated PI/RL Funds:

\$27,392,923.00

Total Budget:

\$75,960,709.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The number and concentration of foreclosed units varies throughout the County's CDBG/NSP program area. There are pockets of heavy concentrations within several participating cities and semi-urban unincorporated areas. In addition, there are several rural areas and remote mountain communities with a number of foreclosed units spread over a larger area.

The County has determined that the most effective and appropriate method to identify and target the areas with the greatest need and most impacted by the foreclosure crisis is a correlation between actual foreclosed units (using an established local data source) and HUD's Foreclosure and Abandonment Risk Score data.

The County is using RealtyTrac data to map the actual foreclosed units. The HUD Risk Scores are indicated by 2000 U.S. Census block groups and do not necessarily correspond to other boundaries. In the populated urban areas, the census block groups are smaller, and therefore more numerous; conversely, block groups in rural areas are much larger, yet they contain fewer people and fewer foreclosures. The HUD Foreclosure and Abandonment Risk Score data for the County's program area is available upon request.

Each NSP Target Area includes target area name, Supervisorial District, total area, corresponding HUD Risk Score, and the NSP map number.

1. All five supervisorial district have NSP Target Areas;
2. Target areas are located in unincorporated areas and thirteen cooperating cities;
3. 22 out of 23 (96%) of the target areas comprise block groups with HUD Risk scores of 8 or higher;
4. 12 out of 23 (51%) target areas comprise block groups with HUD Risk Scores of 9 or higher;
5. The NSP Target Areas comprise 478.06 square miles or 6.99% of the County's total CDBG program area; and

Attachment A to this NSP Substantial Amendment contains maps that provide visual representations of the County's NSP Target Areas. The maps indicate the fixed boundaries of the target areas, concentrations of foreclosed units, and HUD Risk Scores. In addition, each map identifies political boundaries, major roads and highways, and contains a legend identifying the types of foreclosed properties. Attachment E provides Census Block Group data for the twenty-three (23) designated NSP Target Areas.

Given the significant size of the County of Riverside, and the large amount of NSP funds, the County has determined that designating twenty-three target areas is appropriate and equitable. Further, these limited target areas will allow for the focused investment of NSP funds in neighborhoods that have been most impacted by the foreclosure crisis.

Distribution and and Uses of Funds:

NSP funds will be used in four (4) primary activities, plus administration:

1. Acquisition, rehabilitation, and resale to first-time homebuyers - \$33,649,564;
2. Acquisition, rehabilitation, and rental, to very-low income persons - \$204,000;
3. Enhanced First-Time Home Buyer Program - \$2,181,120;
4. Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental projects - \$7,677,316; and
5. Redevelopment of vacant or demolished properties 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.

6. NSP program administration: administration costs will not exceed ten-percent (10%) of the NSP grant and ten-percent (10%) of program income - \$4,855,786.

Definitions and Descriptions:

(1) Definition of "blighted structure" in context of state or local law.

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

California Health and Safety Code Section 33030

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

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

- a. An area that is predominately urbanized, as the term is defined in section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.
- b. An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

(2) Definition of "affordable rents.

The County of Riverside defines affordable rents consistent with the California Health and Safety Code definition of affordable rents as:

California Health and Safety Code Section 50053

(a) For any rental housing development that receives assistance prior to January 1, 1991, and a condition of that assistance is compliance with this section, "affordable rent" with respect to lower income households shall not exceed the percentage of the gross income of the occupant person or household established by regulation of the department that shall not be less than 15 percent of gross income nor exceed 25 percent of gross income.

(b) For any rental housing development that receives assistance on or after January 1, 1991, and a condition of that assistance is compliance with this section, "affordable rent," including a reasonable utility allowance, shall not exceed:

- i. For extremely low income households the product of 30 percent times 30 percent of the area median income adjusted for family size appropriate for the unit.
- ii. For very low income households, the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.
- iii. For lower income households whose gross incomes exceed the maximum income for very low income households, the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those lower income households with gross incomes that exceed 60 percent of the area median income adjusted for family size,

Definitions and Descriptions:

it shall be optional for any state or local funding agency to require that affordable rent be established at a level not to exceed 30 percent of gross income of the household.

- iv. For moderate-income households, the product of 30 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those moderate-income households whose gross incomes exceed 110 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not to exceed 30 percent of gross income of the household.

Low Income Targeting:

The County's total NSP allocation is \$48,567,786. The County will allocate at least 25%, or \$12,141,947, for housing activities that benefit individuals and families whose incomes do not exceed 50% of the area median income (See Attachment C).

The County will utilize the 25% set-aside for very-low income persons through activity NSP 4 (described in Section B.2). Where feasible and appropriate, the County will assist very-low income families through other NSP activities such as the Enhanced First-Time Homebuyer Program.

Acquisition and Relocation:

All activities below are anticipated to be initiated upon the release of NSP funds. All funds will be initially committed within eighteen (18) months. Several of these activities anticipate the receipt of program income which will continue to be used within the NSP guidelines until the program ends (estimated July 2013).

- a. No conversions are anticipated. A small number of units may be acquired and demolished. The County does not anticipate any of these



units to have affordability covenants; however, some of these may have been occupied and/or owned by low- and moderate-income households. The number of units in this category should not exceed eight (8).

b. The number of NSP affordable housing units made available to low-, moderate-, and middle-income households reasonably expected to be produced by the various activities are as follows:

i. Acquisition/Rehabilitation/Resale to First-Time Homebuyer: With an allocation of \$20,000,000 of NSP allocated and expended for this activity, the County anticipates 150 units being made available to households with incomes at 51% to 120% of the area median income.

The amount of final NSP assistance per unit will depend upon purchase price of units, rehabilitation costs, disposable income of purchaser (affordability), and the availability of private and other non-NSP financing. It is anticipated that most units will be sold to households earning between 75% and 120% of the area median income.

In the event that other private and non-NSP funds are limited, the County may have to finance all or a larger portion of the sale of a unit. This will result in a significantly lower number of units being made available.

ii. Acquisition/rehabilitation/rental: With an allocation of \$1,855,000 for this activity, the County anticipates up to ten (10) units being acquired, rehabilitated, and made available to rent to households earning less than 120% of the area median income. The amount of final NSP assistance per unit will depend upon purchase price of units and final rehabilitation costs.

iii. Enhanced First-Time Homebuyer: With an allocation of \$9,700,000, the County anticipates that up to 190 units will be made available to households with incomes at 51% to 120% of the area median income. The amount of final NSP assistance per unit will depend upon purchase price of units, rehabilitation costs, disposable income of purchaser (affordability), and the availability of private and other non-NSP financing. It is anticipated that most units will be sold to households earning between 75% and 120% of the area median income.

c. The number of dwelling units anticipated to be made available to households at or below 50% AMI: The number of units to be made available to households earning less than fifty-percent (50%) AMI will be dependent upon the amount of leveraging that th

Acquisition and Relocation:

e profit affordable housing partners can produce, as well as acquisition and rehabilitation costs. The County anticipates that 40-120 units will be made available for this income category.

The County of Riverside does not intend to demolish or convert any existing low or moderate-income dwelling units.

Public Comment:

On October 25, 2008, the Riverside County Board of Supervisors directed the Economic Development Agency to develop and prepare the Draft Substantial Amendment for the County's NSP allocation. On November 10, 2008, the Draft NSP Substantial Amendment was placed on Economic Development Agency's website (www.rivcoeda.org), with a link on the County's main website (www.countyofriverside.us). Printed versions of the draft NSP plan were made available at the following locations:

Economic Development Agency 3403 10th Street, Suite 500 Riverside, CA 92501	Workforce Development Center 44-199 Monroe Street Indio, CA 92201
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On November 11, 2008, the County published a Public Notice in the Press Enterprise (a publication of general circulation) informing the public of the availability of the Draft NSP Substantial Amendment for public comment and review until 5:00 PM, on November 26, 2008.

In summary, the public was provided a sixteen (16) day comment period for the draft NSP substantial amendment. The County received three (3) comments (two written, one verbal) regarding the draft NSP plan during the comment period. A summary of these comments can be found in Attachment D of this document.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$74,450,180.36
Total Budget	\$15,786,777.22	\$74,450,180.36
Total Obligated	\$20,277,654.61	\$64,975,625.47
Total Funds Drawdown	\$4,809,217.38	\$60,636,797.14
Program Funds Drawdown	\$551,228.80	\$37,994,258.27
Program Income Drawdown	\$4,257,988.58	\$22,642,538.87
Program Income Received	\$4,197,120.82	\$23,603,422.85
Total Funds Expended	\$23,192,153.59	\$60,637,677.14
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$7,285,167.90	\$0.00
Limit on Admin/Planning	\$4,856,778.60	\$3,119,777.17
Limit on State Admin	\$0.00	\$3,119,777.17

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$12,141,946.50	\$18,232,407.48

Overall Progress Narrative:

Riverside County is positively advancing onward in conclusion of its third year of utilizing \$48,567,786 in NSP1 grant funds. As of December 30, 2011, the County's NSP1 program has led to the acquisition of 208 single-family homes, of which 159 homes underwent rehabilitation and ultimately resold to very low- to moderate-income households. The program successfully generated \$23,603,423 (or 49% of the original NSP1 grant) in program income for continued NSP1 activities. Utilizing program income, the County has obligated a total of \$64,675,625 (or 133% of the original NSP1 grant funds). The County has drawn down a total of \$60,643,017 or (93% of the total obligation). The discount rate for the acquisition of properties was an average of 6.5%.

During the month of September, HUD issued additional guidance stating that 25% of program income received on or after October 18, 2010 must be set aside for very low-income households. The County has received \$13,779,967 in program income after October 18, 2010. Based on HUD's guidance in this notice, the County is required to set aside \$15,586,938 which is 25% of the program income received plus the initial grant funds. A total of \$16,814,284 was obligated for very low-income acquisition and rehabilitation projects or 24% of the original NSP1 grant funds plus program income.

The program income has enabled the County to continue to make an impact in communities through the activity of acquisition, rehabilitation and resale of foreclosed single-family properties to first-time homebuyers. To this date, the County has allocated \$13.3 million dollars in NSP1 program income with four developer partners.

During the 2nd quarter, the County received \$230,630.33 in NSP program income due to an NSP funded agreement with the State of California. The State of California required the County to expend the program income no later than the 3rd quarter. Due to this, State of California NSP program income were expended on rehabilitation costs associated with 15 County NSP1-1 properties with various County NSP1-1 developers. The current status of NSP1 activities is as follows:

1. NSP1-1 for Acquisition, Rehabilitation and Resale of foreclosed single-family properties to first time homebuyers. NSP1-1 has a budget of \$55,134,930.52 and expended \$27,110,408.09 (44% of budget). A total of 208 single-family homes were acquired, of which 197 have completed rehabilitation. Of the 197 rehabilitated homes, 159 have



sold to very low- to moderate-income households.

2. NSP1-2 for Acquisition, Rehabilitation and Rental of foreclosed and bank-owned single-family homes. One single-family rental home was acquired and completed rehabilitation with a total budget of \$204,000 of which 100% has been drawn. This project is closed as of 12/30/2011.

3. NSP1-3 for Neighborhood Stabilization Homeownership Program (NSHP). NSP1-3 has a budget of \$3,181,120 of which 79% has been obligated. Of the amount obligated, 50 homebuyers were provided with a total of \$2,508,717 in assistance. The average NSP1 expended for purchase price assistance is \$37,769 per unit. 29 of the 50 homebuyer properties have undergone or will undergo minor rehabilitation. To date, 26 of the 29 rehabilitation projects have been completed with \$620,273 in rehabilitation assistance being obligated. The average rehabilitation assistance per unit is \$23,857.

4. NSP1-4 for Acquisition and Rehabilitation of foreclosed and vacant multi-family properties, or the construction of new multi-family rental projects. NSP1-4 was allocated a budget of \$7,677,316 with 100% of the funds obligated. The County has drawn 100% of the total NSP1-4 budget. The acquired properties include 10 multi-unit properties (duplex, triplex and fourplex) for a total of 34 rental units and one 60-unit townhome rental complex. All properties have completed rehabilitation and are undergoing lease up. The average acquisition and rehabilitation assistance per unit is \$81,673.

In summary for all NSP1 activities as of December 30, 2011, a total of 353 units were acquired leading to the total production of 208 single-family housing units for resale and 95 rental units. In addition, a total of 50 households received purchase price assistance.

Progress Toward Activity Type Targets:

NSP01 - Acquisition, Rehab, Resale, FTHB: target 150 units, actual 208 units

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

NSP03 - Enhanced FTHB: target 190 units, actual 50 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 210

NSP Only - LH-25% Set-Aside: target 101, actual 143

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	\$473,326.47	\$55,134,930.52	\$473,326.47
09-NSP02, Acq, Rehab, Rental	\$0.00	\$204,000.00	\$0.00
09-NSP03, Enhanced FTHB	\$0.00	\$3,181,120.00	\$0.00
09-NSP04, Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	\$0.00	\$7,677,316.00	\$0.00
09-NSP06, Administration	\$77,902.33	\$5,251,363.15	\$77,902.33
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00
CANCELLED - Duplicate, Administration	\$0.00	\$0.00	\$0.00



Activities

Grantee Activity Number:	09-NSP01-001
Activity Title:	Housing Authority, NSP1-09-002-4th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

07/02/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

07/02/2010

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Riverside

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,142,597.00
Total Budget	\$400,853.98	\$2,142,597.00
Total Obligated	\$363,505.78	\$2,135,333.29
Total Funds Drawdown	\$107,246.13	\$2,130,940.71
Program Funds Drawdown	\$0.00	\$1,683,522.09
Program Income Drawdown	\$107,246.13	\$447,418.62
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$447,418.62	\$2,130,940.71
Housing Authority of the County of Riverside	\$447,418.62	\$2,130,940.71
Match Contributed	\$0.00	\$0.00

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, San Jacinto and unincorporated County. NSP assisted units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the city of Cathedral City, San Jacinto and unincorporated County as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The Housing Authority of the County of Riverside (HACR) has acquired a total of 11 properties. HACR has obligated 100% of its NSP budget and 99% of this activity has been drawn. Rehabilitation is complete on 11 properties. To date, 7 properties have been sold, of which, 2 properties were sold this quarter. HACR continues to market properties and identify potential homebuyers.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/11

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	2/0	5/11	7/11	100.00
# Owner Households	0	2	2	2/0	5/11	7/11	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
31339 Calle Cayuga	Cathedral City		California	92234-0103	Match / Y
68389 Riviera St	Cathedral City		California	92234-4843	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-002

Activity Title: DHS RDA, NSP1-09-001-5th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Desert Hot Springs Redevelopment Agency

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$1,940,790.00

Total Budget

(\$21,953.06)

\$1,940,790.00

Total Obligated

(\$137,523.45)

\$2,153,823.00

Total Funds Drawdown

\$851,377.77

\$1,808,048.63

Program Funds Drawdown

\$327,818.38

\$1,274,678.87

Program Income Drawdown

\$523,559.39

\$533,369.76

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$654,971.54

\$1,940,017.82

 City of Desert Hot Springs Redevelopment Agency

\$654,971.54

\$1,940,017.82

Match Contributed

\$0.00

\$0.00

Activity Description:

The City of Desert Hot Springs Redevelopment Agency will utilize \$859,210 of the \$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) has acquired a total of 14 properties. DHS has obligated 100% of its NSP budget and 90% has been drawn. Rehabilitation is complete on 14 properties. To date, 5 properties have been sold, of which 4 properties were sold to very low-income households. Of the 4 properties sold to very low-income households, 2 were sold this quarter and will be reported under 09-NSP01-002-LH25. DHS continues to market properties and identify potential homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	12/23



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/23
# of Singlefamily Units	0	12/23

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/0	0/23	1/23	100.00
# Owner Households	0	0	0	1/0	0/23	1/23	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-002-LH25

Activity Title: DHS RDA (LH25)

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Desert Hot Springs Redevelopment Agency

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$859,210.00

Total Budget

\$417,879.43

\$859,210.00

Total Obligated

\$488,825.00

\$605,025.57

Total Funds Drawdown

\$235,602.17

\$714,819.66

Program Funds Drawdown

\$0.00

\$439,945.06

Program Income Drawdown

\$235,602.17

\$274,874.60

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$485,361.20

\$587,120.47

 City of Desert Hot Springs Redevelopment Agency

\$485,361.20

\$587,120.47

Match Contributed

\$0.00

\$0.00

Activity Description:

The City of Desert Hot Springs Redevelopment Agency will utilize approximately \$646,177 in NSP funds for acquisition, rehabilitation and resale of approximately one vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyer within target areas in Desert Hot Springs, CA. 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 city of Desert Hot Springs as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

This LH25 activity for the City of Desert Hot Springs (DHS) identifies properties sold to very low-income households. During this quarter, 2 homes were sold to very low income households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	4/1



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	4/1
# of Singlefamily Units	2	4/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	2	0	2	4/1	0/0	4/1	100.00
# Owner Households	2	0	2	4/1	0/0	4/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
13270 Hermano Way	Desert Hot Springs		California	92240-6312	Match / Y
66250 Mission Lakes Blvd	Desert Hot Springs		California	92240-1932	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-003
Activity Title: CVHC, NSP1-09-003-4th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Coachella Valley Housing Coalition

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$1,523,173.00

Total Budget

(\$256,369.29)

\$1,523,173.00

Total Obligated

(\$304,232.97)

\$1,516,973.06

Total Funds Drawdown

\$242,976.70

\$1,513,141.60

Program Funds Drawdown

\$0.00

\$1,003,884.87

Program Income Drawdown

\$242,976.70

\$509,256.73

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$126,274.48

\$1,513,566.60

 Coachella Valley Housing Coalition

\$126,274.48

\$1,513,566.60

Match Contributed

\$0.00

\$0.00

Activity Description:

The Coachella Valley Housing Coalition will utilize \$2,644,265 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 Indio, 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 city of Indio, Thousand Palms and unincorporated areas of Desert Hot Springs as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

Coachella Valley Housing Coalition (CVHC) has acquired a total of 17 properties. CVHC has obligated 100% of its NSP budget and 95% has been drawn. Rehabilitation is complete on 17 properties. To date, 12 properties have been sold, of which 8 have been sold to very low-income households. During this quarter 4 homes were sold, of which 2 were sold to very-low income households which will be reported under 09-NSP01-003-LH25. CVHC continues to market properties and identify potential homebuyers.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	13/20
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/20
# of Singlefamily Units	0	13/20

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	2	0	2	4/0	0/20	4/20	100.00
# Owner Households	2	0	2	4/0	0/20	4/20	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
80917 Shenandoah Ave	Indio		California	92201-5054	Match / Y
15190 Avenida Descanso	Desert Hot Springs		California	92240-6901	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-003-LH25
Activity Title: CVHC- LH25, NSP1-09-003-4th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2011

Completed Activity Actual End Date:

Responsible Organization:

Coachella Valley Housing Coalition

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$1,121,092.00

Total Budget

\$687,472.19

\$1,121,092.00

Total Obligated

\$676,027.35

\$1,109,647.16

Total Funds Drawdown

\$147,570.61

\$1,010,861.26

Program Funds Drawdown

\$0.00

\$757,776.30

Program Income Drawdown

\$147,570.61

\$253,084.96

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$636,067.21

\$1,010,061.26

Coachella Valley Housing Coalition

\$636,067.21

\$1,010,061.26

Match Contributed

\$0.00

\$0.00

Activity Description:

The Coachella Valley Housing Coalition will utilize up to \$1,121,092 of the \$2,644,265 in NSP funds for acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within target areas in Indio, Thousand Palms and the unincorporated areas of the Desert Hot Springs Target Area. 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 city of Indio, Thousand Palms and unincorporated areas of Desert Hot Springs as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

This LH25 activity for Coachella Valley Housing Coalition (CVHC) identifies properties sold to very low-income households. Of the 8 properties sold to very low-income households, 2 were sold during this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	8/3



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	8/3
# of Singlefamily Units	2	8/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	2	0	2	8/0	0/0	8/3	100.00
# Owner Households	2	0	2	8/0	0/0	8/3	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
16040 Via El Rancho	Desert Hot Springs		California	92240-7227	Match / Y
15783 Via Montana	Desert Hot Springs		California	92240-1015	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-004
Activity Title: NPHS, NSP1-09-002-5th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Partnership Housing Services

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,232,941.05
Total Budget	\$184,558.47	\$1,232,941.05
Total Obligated	\$181,752.49	\$1,309,610.00
Total Funds Drawdown	\$9,047.19	\$1,238,281.05
Program Funds Drawdown	\$0.00	\$1,042,141.37
Program Income Drawdown	\$9,047.19	\$196,139.68
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$190,799.68	\$1,232,941.05
Neighborhood Partnership Housing Services	\$190,799.68	\$1,232,941.05
Match Contributed	\$0.00	\$0.00

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,232,941.05 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) has acquired a total of 5 properties. NPHS has obligated 100% of its NSP budget and 100% has been drawn. NPHS has rehabilitated and sold all 5 properties. This activity will be closed next quarter (4/30/12).

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	0	5/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/0	4/6	5/6	100.00
# Owner Households	0	0	0	1/0	4/6	5/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	09-NSP01-005
Activity Title:	Housing Authority, NSP1-09-00-1235

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Riverside

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,623,404.83
Total Budget	\$179,803.37	\$2,623,404.83
Total Obligated	\$205,633.73	\$2,594,624.92
Total Funds Drawdown	\$13,455.30	\$2,658,530.06
Program Funds Drawdown	\$0.00	\$2,379,796.11
Program Income Drawdown	\$13,455.30	\$278,733.95
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$278,733.95	\$2,658,530.06
Housing Authority of the County of Riverside	\$278,733.95	\$2,658,530.06
Match Contributed	\$0.00	\$0.00

Activity Description:

The Housing Authority of the County of Riverside will utilize \$2,623,405 of the \$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, Jurupa Valley, 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, Jurupa Valley, 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 Housing Authority of the County of Riverside (HACR) has acquired a total of 15 properties. HACR has obligated 100% of its NSP budget and 95% has been drawn. Rehabilitation is complete on 15 properties. To date, 13 properties have been sold, of which, 1 property was sold this quarter. Of the 13 properties sold to date, 1 was previously sold to a very-low income household. Properties sold to very low-income households will be reported under 09-NSP01-005-LH25. HACR continues to market properties and identify potential homebuyers.

NOTE: As of December 31, 2011, the Program Income Drawdown of \$278,733.95 is incorrect and the correct amount is \$185,497.41 which brings the Total Funds Drawdown to \$2,565,293.52.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	14/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/12
# of Singlefamily Units	0	14/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	5/0	7/12	12/12	100.00
# Owner Households	0	1	1	5/0	7/12	12/12	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1446 Half Moon Ln	Beaumont		California	92223-3315	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-005-LH25
Activity Title: Housing Authority (LH25)

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Riverside

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$104,364.00
Total Budget	\$8,999.13	\$104,364.00
Total Obligated	\$8,681.44	\$104,046.31
Total Funds Drawdown	\$0.00	\$104,046.31
Program Funds Drawdown	\$0.00	\$95,364.87
Program Income Drawdown	\$0.00	\$8,681.44
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$8,681.44	\$104,046.31
Housing Authority of the County of Riverside	\$8,681.44	\$104,046.31
Match Contributed	\$0.00	\$0.00

Activity Description:

The Housing Authority of the County of Riverside will utilize \$104,364 of the \$3,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 1 vacant, foreclosed and bank-owned single-family home to very low-income (VLI) first-time homebuyer 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 VLI first-time homebuyer whose income do not exceed 50% 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:

This LH25 activity for The Housing Authority of the County of Riverside (HACR) identifies properties sold to very low-income households. HACR has sold 1 property to a very low-income household.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-006
Activity Title: RHDC Lake Elsinore, NSP01-09-001-1st

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,920,470.80
Total Budget	\$313,409.21	\$2,920,470.80
Total Obligated	\$313,409.21	\$2,920,470.80
Total Funds Drawdown	\$0.00	\$2,833,163.57
Program Funds Drawdown	\$0.00	\$2,519,754.36
Program Income Drawdown	\$0.00	\$313,409.21
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$312,040.11	\$2,833,163.57
Riverside Housing Development Corporation	\$312,040.11	\$2,833,163.57
Match Contributed	\$0.00	\$0.00

Activity Description:

The Riverside Housing Development Corporation will utilize \$2,920,470.80 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. RHDC has obligated 100% of its NSP budget and 97% has been drawn. RHDC has rehabilitated and sold all 11 properties.

Accomplishments Performance Measures

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

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	0	11/15
# of Singlefamily Units	0	11/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	11/15	11/15	100.00
# Owner Households	0	0	0	0/0	11/15	11/15	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-007
Activity Title: Norco Redevelopment Agency, NSP01-09-001-2nd

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Norco Redevelopment Agency

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,696,693.11
Total Budget	\$289,604.17	\$1,696,693.11
Total Obligated	\$286,297.28	\$1,696,693.11
Total Funds Drawdown	\$6,064.28	\$1,696,693.11
Program Funds Drawdown	\$0.00	\$1,401,024.66
Program Income Drawdown	\$6,064.28	\$295,668.45
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$296,118.45	\$1,696,693.11
Norco Redevelopment Agency	\$296,118.45	\$1,696,693.11
Match Contributed	\$0.00	\$0.00

Activity Description:

The Norco Redevelopment Agency will utilize \$1,696,693.11 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 (Norco) has acquired a total of 6 properties. Norco has obligated 100% of its NSP budget and 100% drawn. Rehabilitation is complete on 6 properties and were sold to low- to moderate-income households. This activity is now closed.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	2/0	4/6	6/6	100.00
# Owner Households	0	0	0	2/0	4/6	6/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	09-NSP01-008
Activity Title:	RHDC Valle Vista, NSP01-09-001-3rd

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,525,983.26
Total Budget	\$157,337.82	\$1,525,983.26
Total Obligated	\$157,337.82	\$1,525,983.26
Total Funds Drawdown	\$0.00	\$1,571,029.31
Program Funds Drawdown	\$0.00	\$1,368,645.44
Program Income Drawdown	\$0.00	\$202,383.87
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$202,383.87	\$1,571,029.31
Riverside Housing Development Corporation	\$202,383.87	\$1,571,029.31
Match Contributed	\$0.00	\$0.00

Activity Description:

The Riverside Housing Development Corporation will utilize \$1,525,983.26 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. RHDC has obligated 100% of its NSP budget and 99% has been drawn. RHDC has rehabilitated and sold all 8 properties. Of the 8 properties, 1 was sold to a very low-income household and will be reported under 09-NSP01-008-LH25. This activity will be closed next quarter (4/30/2012).

NOTE: As of December 31, 2011, the Program Income Drawdown of \$202,383.87 is incorrect and the correct amount is \$157,337.82 which brings the Total Funds Drawdown to \$1,525,983.26.

Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected

Total



# of Properties	0	7/10
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	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		7/10	
# of Singlefamily Units	0		7/10	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/0	4/10	7/10	100.00
# Owner Households	0	0	0	3/0	4/10	7/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-008-LH25

Activity Title: RHDC (LH25)

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/16/2010

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$211,907.08

Total Budget

\$23,717.84

\$211,907.08

Total Obligated

\$23,717.84

\$211,907.08

Total Funds Drawdown

\$0.00

\$211,907.08

Program Funds Drawdown

\$0.00

\$188,189.24

Program Income Drawdown

\$0.00

\$23,717.84

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$23,717.84

\$211,907.08

Riverside Housing Development Corporation

\$23,717.84

\$211,907.08

Match Contributed

\$0.00

\$0.00

Activity Description:

The Riverside Housing Development Corporation will utilize \$211,907.08 of the \$1,737,890.34 in NSP funds for acquisition, rehabilitation and resale of approximately 1 vacant, foreclosed and bank-owned single-family home to very low-income (VLI) first-time homebuyer within target areas in the community of Valle Vista. 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 Valle Vista as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

This LH25 activity for Riverside Housing Development Corporation (RHDC) identifies properties sold to very low-income households. 1 property was sold to a very low-income household. This activity will be closed next quarter (4/30/2012).

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	09-NSP01-009
Activity Title:	City of Indio, NSP01-09-001-4th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

06/23/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

06/23/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Indio

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,800,000.00
Total Budget	\$189,862.25	\$2,800,000.00
Total Obligated	\$183,303.80	\$2,800,000.00
Total Funds Drawdown	\$15,563.80	\$2,650,513.39
Program Funds Drawdown	\$0.00	\$2,451,645.79
Program Income Drawdown	\$15,563.80	\$198,867.60
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$198,867.62	\$2,650,513.39
City of Indio	\$198,867.62	\$2,650,513.39
Match Contributed	\$0.00	\$0.00

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 (Indio) has acquired a total of 13 properties. Indio has obligated 100% of its NSP budget and 94% has been drawn. Rehabilitation is complete on 13 properties. To date, 10 properties have been sold, of which 5 properties were sold this quarter. Indio continues to market properties and identify potential homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	13/16



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/16
# of Singlefamily Units	0	13/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	4	5	4/0	6/16	10/16	100.00
# Owner Households	1	4	5	4/0	6/16	10/16	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
82680 Cray Mill Dr	Indio		California	92203-3860	Match / Y
82646 Cray Mill Dr	Indio		California	92203-3860	Match / Y
83948 Pancho Villa Dr	Indio		California	92203-2862	Match / Y
45890 Cimarron Rd	Indio		California	92201-5097	Match / Y
82348 Brewster Dr	Indio		California	92203-3223	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-010
Activity Title: Habitat Inland Valley, NSP01-09-001-1st-3rd-5th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

07/14/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

07/14/2010

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Inland Valley, Inc.

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,716,699.40
Total Budget	\$205,495.79	\$1,716,699.40
Total Obligated	\$205,495.79	\$1,716,699.40
Total Funds Drawdown	\$0.00	\$1,716,699.40
Program Funds Drawdown	\$0.00	\$1,511,203.61
Program Income Drawdown	\$0.00	\$205,495.79
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$206,345.79	\$1,716,699.40
Habitat for Humanity Inland Valley, Inc.	\$206,345.79	\$1,716,699.40
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity Inland Valley will utilize \$1,716,699.40 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 Inland Valley) has acquired and rehabilitated a total of 10 properties. All 10 homes have been sold to very low-income households. Habitat Inland Valley obligated 100% of their budget and 100% of their funds have been drawn. This activity is now closed.

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	0	10/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	10/10	0.00
# Owner Households	0	0	0	0/0	0/0	10/10	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-011

Activity Title: Habitat Riverside, NSP01-09-002-2nd

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

07/14/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

07/14/2010

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Riverside, Inc.

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$1,999,987.00

Total Budget

\$515,508.46

\$1,999,987.00

Total Obligated

\$515,508.46

\$1,999,987.00

Total Funds Drawdown

\$0.00

\$1,999,987.00

Program Funds Drawdown

\$0.00

\$1,484,478.54

Program Income Drawdown

\$0.00

\$515,508.46

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$515,508.46

\$1,999,612.00

 Habitat for Humanity Riverside, Inc.

\$515,508.46

\$1,999,612.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Habitat for Humanity Riverside will utilize \$1,999,987 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 and rehabilitated a total of 9 properties, all of which were sold to very low-income households. HFHR has obligated 100% of their budget and 100% has been expended. This activity will be closed next quarter (4/30/2012).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/11



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/11
# of Singlefamily Units	0	9/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	9/11	0.00
# Owner Households	0	0	0	0/0	0/0	9/11	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-012
Activity Title: NPHS, NSP1-10-001-5th-LM

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

03/02/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

03/02/2011

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Partnership Housing Services

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,097,844.00
Total Budget	\$258,283.26	\$1,097,844.00
Total Obligated	\$211,362.22	\$1,097,844.00
Total Funds Drawdown	\$46,921.04	\$1,018,520.47
Program Funds Drawdown	\$0.00	\$760,237.21
Program Income Drawdown	\$46,921.04	\$258,283.26
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$258,283.26	\$1,018,520.47
Neighborhood Partnership Housing Services	\$258,283.26	\$1,018,520.47
Match Contributed	\$0.00	\$0.00

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,097,844 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. NPHS has obligated 100% of its NSP budget and 93% has been drawn. NPHS has rehabilitated and sold all 4 properties. This activity will be closed next quarter (4/30/2012).

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	0	4/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/3	2/4	4/7	100.00
# Owner Households	0	0	0	2/3	2/4	4/7	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-013
Activity Title: NPHS, NSP1-10-001-5th-VL

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

03/02/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

03/02/2011

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Partnership Housing Services

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,005,060.00
Total Budget	\$429,878.65	\$1,005,060.00
Total Obligated	\$372,013.31	\$966,162.86
Total Funds Drawdown	\$104,394.81	\$832,422.68
Program Funds Drawdown	\$0.00	\$356,014.56
Program Income Drawdown	\$104,394.81	\$476,408.12
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$476,408.12	\$832,422.68
Neighborhood Partnership Housing Services	\$476,408.12	\$832,422.68
Match Contributed	\$0.00	\$0.00

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,005,060 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. NPHS has obligated 98% of its NSP budget and 83% has been drawn. Rehabilitation is complete on 5 properties. To date, 5 properties have been sold. NPHS continues to rehabilitate and market property and identify a potential homebuyer.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/0	0/0	5/5	60.00
# Owner Households	0	0	0	3/0	0/0	5/5	60.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	09-NSP01-014
Activity Title:	Sheffield, NSP1-10-001-1st-5th

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

03/02/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

03/02/2011

Completed Activity Actual End Date:

Responsible Organization:

Sheffield Foreclosure Renovation, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,136,390.99
Total Budget	\$1,134,053.30	\$4,136,390.99
Total Obligated	\$1,121,894.03	\$4,124,231.72
Total Funds Drawdown	\$0.00	\$4,083,084.51
Program Funds Drawdown	\$0.00	\$2,899,642.00
Program Income Drawdown	\$0.00	\$1,183,442.51
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,183,442.51	\$4,083,084.51
Sheffield Foreclosure Renovation, Inc.	\$1,183,442.51	\$4,083,084.51
Match Contributed	\$0.00	\$0.00

Activity Description:

Sheffield Foreclosure Renovation, Inc. will utilize \$4,136,390.99 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) has acquired a total of 20 properties. Sheffield has obligated 100% of its NSP budget and 99% has been drawn. Rehabilitation is complete on 20 properties. To date, 20 properties have been sold. Of the 20 properties sold to date, 2 were sold to very low-income households and were reported under 09-NSP01-014-LH25. This activity will be closed next quarter (4/30/2012).

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	18/22



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	18/22
# of Singlefamily Units	0	18/22

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	2/0	16/20	18/20	100.00
# Owner Households	0	0	0	2/0	16/20	18/20	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-014-LH25

Activity Title: Sheffield - LH25

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

03/02/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

03/02/2011

Completed Activity Actual End Date:

Responsible Organization:

Sheffield Foreclosure Renovation, Inc.

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

N/A

\$315,950.00

Total Budget

\$103,030.28

\$315,950.00

Total Obligated

\$103,030.28

\$315,950.00

Total Funds Drawdown

\$0.00

\$306,166.49

Program Funds Drawdown

\$0.00

\$203,136.21

Program Income Drawdown

\$0.00

\$103,030.28

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$103,030.28

\$306,166.49

 Sheffield Foreclosure Renovation, Inc.

\$103,030.28

\$306,166.49

Match Contributed

\$0.00

\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize approximately \$315,950 in NSP funds for acquisition, rehabilitation and resale of approximately 2 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within Target Areas in the cities of Canyon Lake, Lake Elsinore, Temecula and unincorporated areas of the County of Riverside. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

This LH25 activity for Sheffield Foreclosure Renovation, Inc.(Sheffield) identifies properties sold to very low-income households. Two properties were previously sold to very low-income households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	2/2	0/0	2/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	09-NSP01-015
Activity Title:	RHDC Group 3, NSP1-10-001-3rd

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

03/02/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

03/02/2011

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,962,000.00
Total Budget	\$1,045,657.47	\$2,962,000.00
Total Obligated	\$1,045,657.47	\$2,962,000.00
Total Funds Drawdown	\$34,482.45	\$2,828,149.07
Program Funds Drawdown	\$0.00	\$1,593,531.14
Program Income Drawdown	\$34,482.45	\$1,234,617.93
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,234,617.93	\$2,828,149.07
Riverside Housing Development Corporation	\$1,234,617.93	\$2,828,149.07
Match Contributed	\$0.00	\$0.00

Activity Description:

The Riverside Housing Development Corporation will utilize \$2,962,000 in NSP funds for acquisition, rehabilitation and resale of approximately 13 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the cities of Banning, San Jacinto and Temecula. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the cities of Banning, San Jacinto and Temecula 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 10 properties. RHDC has obligated 100% of its NSP budget and 95% has been drawn. RHDC has rehabilitated and sold all 10 properties.

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	0	10/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	5/0	5/13	10/13	100.00
# Owner Households	0	0	0	5/0	5/13	10/13	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-016

Activity Title: Disposition of NSP1-LMMI Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP01

Projected Start Date:

04/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

04/01/2011

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$5,622,921.00

Total Budget

\$352,642.00

\$5,622,921.00

Total Obligated

\$4,640,098.00

\$4,640,098.00

Total Funds Drawdown

\$986,394.00

\$4,516,810.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$986,394.00

\$4,516,810.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$4,516,810.00

\$4,516,810.00

 Riverside County Economic Development Agency - Housing \$4,516,810.00

Match Contributed

\$0.00

\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

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.

As of December 31, 2011, a total of 118 properties have been sold to low- and moderate-income first-time home buyers with a total purchase price assistance of \$4,781,465.00.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	25	118/124

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	25	118/124
# of Singlefamily Units	25	118/124

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	6	19	25	37/0	81/124	118/124	100.00
# Owner Households	6	19	25	37/0	81/124	118/124	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
25539 Mountain Springs St	Menifee		California	92584-7531	Match / Y
25941 Coombe Hill Dr	Menifee		California	92586-2609	Match / Y
83948 Pancho Villa Dr	Indio		California	92203-2862	Match / Y
82646 Cray Mill Dr	Indio		California	92203-3860	Match / Y
31710 Corte Avalos	Temecula		California	92592-3912	Match / Y
82348 Brewster Dr	Indio		California	92203-3223	Match / Y
32488 Bergamo Ct	Temecula		California	92592-3883	Match / Y
45890 Cimarron Rd	Indio		California	92201-5097	Match / Y
58 Villa Valtelena	Lake Elsinore		California	92532-0110	Match / Y
1446 Half Moon Ln	Beaumont		California	92223-3315	Match / Y
30225 Sierra Madre Dr	Temecula		California	92591-7311	Match / Y
31339 Calle Cayuga	Cathedral City		California	92234-0103	Match / Y
28076 Orangegrove Ave	Menifee		California	92584-8844	Match / Y
1355 Tienda St	Perris		California	92570-3450	Match / Y
177 N Brinton St	San Jacinto		California	92583-3226	Match / Y
68389 Riviera St	Cathedral City		California	92234-4843	Match / Y
29840 Avenida De Real	Menifee		California	92586-3545	Match / Y
23017 Blue Bird Dr	Canyon Lake		California	92587-7556	Match / Y
1356 Galeria Ct	Perris		California	92570-3456	Match / Y
32254 Corte Illora	Temecula		California	92592-3867	Match / Y
82680 Cray Mill Dr	Indio		California	92203-3860	Match / Y
80917 Shenandoah Ave	Indio		California	92201-5054	Match / Y
1946 Carroll Dr	San Jacinto		California	92583-2056	Match / Y
15190 Avenida Descanso	Desert Hot Springs		California	92240-6901	Match / Y
1450 Western Village Dr	San Jacinto		California	92583-6341	Match / Y



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 09-NSP01-017

Activity Title: Disposition of NSP1-LH25 Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP01

Projected Start Date:

04/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

04/01/2011

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

N/A

\$511,254.00

Total Budget

\$83,300.00

\$511,254.00

Total Obligated

\$445,254.00

\$445,254.00

Total Funds Drawdown

\$115,699.00

\$415,254.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$115,699.00

\$415,254.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$415,254.00

\$415,254.00

 Riverside County Economic Development Agency - Housing \$415,254.00 \$415,254.00

Match Contributed

\$0.00

\$0.00

Activity Description:

This activity will capture and group all resale properties that are part of the NSP1 activity. The homes acquired by the County through its various partners will be sold to eligible first-time home buyers who have not owned a home in the previous three (3) years, have a household income that does not exceed 50% median income and have attended a HUD certified home buyer counseling session. The purchase price assistance provided to eligible home buyers is in the form of a silent second lien in an amount not to exceed Seventy-five Thousand Dollars (\$75,000), 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 December 31, 2011, a total of 41 properties were sold to very low-income first-time home buyers with a total purchase price assistance of \$478,254.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	5	41/26

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	41/26
# of Singlefamily Units	5	41/26

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	30	0	5	41/0	0/0	41/26	100.00
# Owner Households	30	0	5	41/0	0/0	41/26	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
16040 Via El Rancho	Desert Hot Springs		California	92240-7227	Match / Y
15783 Via Montana	Desert Hot Springs		California	92240-1015	Match / Y
101 E 12th St	Beaumont		California	92223-1624	Match / Y
66250 Mission Lakes Blvd	Desert Hot Springs		California	92240-1932	Match / Y
13270 Hermano Way	Desert Hot Springs		California	92240-6312	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

02/25/2009

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FT HB

Projected End Date:

07/30/2013

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$558,842.55

Total Budget

(\$58,528.28)

\$558,842.55

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$4,197,120.82

\$23,603,422.85

Total Funds Expended

\$0.00

\$0.00

 Riverside County Economic Development Agency - Housing \$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

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.

To date, the County has received approximately \$23.6 million in NSP program income and committed \$13.3 at the current reporting period.



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	09-NSP02-002
Activity Title:	Rancho Housing, NSP02-09-001-4th

Activity Category:

Acquisition - general

Project Number:

09-NSP02

Projected Start Date:

07/14/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acq, Rehab, Rental

Projected End Date:

07/14/2010

Completed Activity Actual End Date:

Responsible Organization:

Rancho Housing Alliance

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$204,000.00
Total Budget	\$59,466.37	\$204,000.00
Total Obligated	\$54,372.31	\$204,000.00
Total Funds Drawdown	\$5,094.06	\$204,000.00
Program Funds Drawdown	\$0.00	\$144,533.63
Program Income Drawdown	\$5,094.06	\$59,466.37
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$59,466.37	\$204,000.00
Rancho Housing Alliance	\$59,466.37	\$204,000.00
Match Contributed	\$0.00	\$0.00

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 completed acquisition, rehabilitation and lease of one single-family property for rent in the City of Blythe. RHA has obligated 100% of the allocated NSP1 and 100% drawn. This activity is complete.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	1/0	0/0	1/1	100.00
# Renter Households	1	0	1	1/0	0/0	1/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
424 E Chaparral Dr	Blythe		California	92225-1341	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP03-001

Activity Title: NSP-03-001

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

09-NSP03

Projected Start Date:

07/09/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Enhanced FTHB

Projected End Date:

09/28/2009

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$52,000.00

Total Budget

\$0.00

\$52,000.00

Total Obligated

\$0.00

\$52,000.00

Total Funds Drawdown

\$0.00

\$52,000.00

Program Funds Drawdown

\$0.00

\$52,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$52,000.00

 Riverside County Economic Development Agency

\$0.00

\$52,000.00

 Riverside County Economic Development Agency - Housing

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

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:

Activity completed in October 2009.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP03-003

Activity Title: NSP-03-003

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

09-NSP03

Projected Start Date:

07/07/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Enhanced FTHB

Projected End Date:

09/28/2009

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

N/A

\$25,500.00

Total Budget

\$0.00

\$25,500.00

Total Obligated

\$0.00

\$25,500.00

Total Funds Drawdown

\$0.00

\$25,500.00

Program Funds Drawdown

\$0.00

\$25,500.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$25,500.00

 Riverside County Economic Development Agency

\$0.00

\$25,500.00

 Riverside County Economic Development Agency - Housing

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

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:

Activity completed in October 2009.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 09-NSP03-005

Activity Title: NSP-03-005

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

09-NSP03

Projected Start Date:

07/07/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Enhanced FTHB

Projected End Date:

09/28/2009

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

N/A

\$23,364.00

Total Budget

\$0.00

\$23,364.00

Total Obligated

\$0.00

\$23,364.00

Total Funds Drawdown

\$0.00

\$23,364.00

Program Funds Drawdown

\$0.00

\$23,364.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$23,364.00

Riverside County Economic Development Agency

\$0.00

\$23,364.00

Riverside County Economic Development Agency - Housing

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

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:

Activity completed in October 2009.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP03-NSHP-LH25

Activity Title: NSHP 25% Set-Aside

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

09-NSP03

Projected Start Date:

01/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Enhanced FTHB

Projected End Date:

01/01/2011

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

N/A

\$67,546.00

Total Budget

\$0.00

\$67,546.00

Total Obligated

\$0.00

\$67,546.00

Total Funds Drawdown

\$0.00

\$67,546.00

Program Funds Drawdown

\$0.00

\$67,546.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$67,546.00

Riverside County Economic Development Agency

\$0.00

\$67,546.00

Riverside County Economic Development Agency - Housing

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

The County of Riverside will offer a financing mechanism to eligible first-time homebuyers to directly acquire vacant, 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. NSHP provides optional, minor rehabilitation assistance.

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:

The Neighborhood Stabilization Homeownership Program (NSHP) for very-low income households has obligated \$67,546 in NSP funds and completed 2 first-time home buyer activities. Activity will remain open for future assistance to very low-income households.



Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	2/3	0.00
# Owner Households	0	0	0	0/0	0/0	2/3	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	09-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

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,612,710.00
Total Budget	\$0.00	\$3,612,710.00
Total Obligated	\$158,116.00	\$1,510,702.00
Total Funds Drawdown	\$211,347.00	\$2,292,498.00
Program Funds Drawdown	\$0.00	\$1,526,177.00
Program Income Drawdown	\$211,347.00	\$766,321.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$766,696.00	\$2,292,483.00
Riverside County Economic Development Agency	\$766,696.00	\$2,292,483.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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 October 1, 2011 and December 31, 2011, the County received 6 first-time homebuyer applications and one homebuyer closed escrow.

NOTE: As of December 31, 2011, the Total Obligated amount of \$1,510,702 is incorrect and the correct amount is \$2,325,307. Also, the Program Income Drawdown of \$766,321 is incorrect and the correct amount is \$757,350.00 which brings the Total Funds Drawdown to \$2,283,512.00.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	4		45/187	
# of Singlefamily Units	4		45/187	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	2	4	16/0	29/187	45/187	100.00
# Owner Households	2	2	4	16/0	29/187	45/187	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
29602 Rock Canyon Rd	Menifee		California	92584-7604	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP04-001

Activity Title: Rancho Housing, NSP04-09-001-4th-5th

Activity Category:

Acquisition - general

Project Number:

09-NSP04

Projected Start Date:

07/14/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

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

Projected End Date:

07/14/2010

Completed Activity Actual End Date:

Responsible Organization:

Rancho Housing Alliance

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

Rancho Housing Alliance

Match Contributed

N/A

\$678,041.93

\$678,041.93

\$0.00

\$0.00

\$0.00

\$0.00

\$678,041.93

\$678,041.93

\$0.00

\$3,000,000.00

\$3,000,000.00

\$3,000,000.00

\$2,999,675.00

\$2,321,633.07

\$678,041.93

\$0.00

\$2,999,675.00

\$2,999,675.00

\$0.00

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:

As of December 31, 2011, Rancho Housing Alliance (RHA) has completed acquisition and rehabilitation of a total of 10 multiunit properties providing a total of 34 rental units in the cities of Desert Hot Springs and Cathedral City. RHA has obligated 100% of its budget with 100% expended in NSP funds. Of those, 28 units have been rented to very low-income households. RHA is continuing to identify qualified renters.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/12

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	21	0	11	28/0	0/0	28/18	100.00
# Renter Households	21	0	11	28/0	0/0	28/18	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	09-NSP04-002
Activity Title:	Hacienda Hills, NSP04-09-001-5th

Activity Category:

Acquisition - general

Project Number:

09-NSP04

Projected Start Date:

10/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

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

Projected End Date:

10/01/2010

Completed Activity Actual End Date:

Responsible Organization:

BIASA II, LP

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$4,677,316.00
Total Budget	\$518,657.83	\$4,677,316.00
Total Obligated	\$518,657.83	\$4,677,316.00
Total Funds Drawdown	\$0.00	\$4,677,316.00
Program Funds Drawdown	\$0.00	\$4,158,658.17
Program Income Drawdown	\$0.00	\$518,657.83
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$518,657.83	\$4,677,316.00
BIASA II, LP	\$0.00	\$0.00
BIASA, L. P. (Re-organized as BIASA II, L.P.)	\$518,657.83	\$4,677,316.00
Match Contributed	\$0.00	\$0.00

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:

This activity was completed and reported on 6/30/2011.

Accomplishments Performance Measures

This Report Period

Total

Cumulative Actual Total / Expected

Total



# of Properties	0	1/1
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	60/60
# of Multifamily Units	0	60/60

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	30/30	0.00
# Renter Households	0	0	0	0/0	0/0	30/30	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP0601

Activity Title: NSP Admin Draws

Activity Category:

Administration

Project Number:

09-NSP06

Projected Start Date:

05/11/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

05/11/2013

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$6,782,339.77

Total Budget

\$361,989.90

\$6,782,339.77

Total Obligated

\$91,953.08

\$4,076,634.73

Total Funds Drawdown

\$212,861.45

\$2,773,234.08

Program Funds Drawdown

\$77,902.33

\$2,307,407.86

Program Income Drawdown

\$134,959.12

\$465,826.22

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$542,878.55

\$2,776,699.08

 Riverside County Economic Development Agency

\$542,878.55

\$2,776,699.08

 Riverside County Economic Development Agency - Admin

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

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

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Riverside County Economic Development Agency - Admin

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

To Date

N/A

\$192,195.35

Total Budget

\$0.00

\$192,195.35

Total Obligated

\$0.00

\$192,195.35

Total Funds Drawdown

\$0.00

\$192,195.35

Program Funds Drawdown

\$0.00

\$192,195.35

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$192,195.35

Riverside County Economic Development Agency

\$0.00

\$192,195.35

Riverside County Economic Development Agency - Admin

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration Activities

Location Description:

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

Activity Progress Narrative:

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

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	09-NSP06HA1
Activity Title:	Admin - Housing Authority Cathedral City

Activity Category:

Administration

Project Number:

09-NSP06

Projected Start Date:

12/14/2010

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/14/2013

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$257,403.00
Total Budget	\$6,352.01	\$257,403.00
Total Obligated	(\$23,333.29)	\$251,050.99
Total Funds Drawdown	\$32,785.69	\$60,017.20
Program Funds Drawdown	\$0.00	\$13,615.79
Program Income Drawdown	\$32,785.69	\$46,401.41
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$46,401.41	\$60,017.20
Riverside County Economic Development Agency - Housing	\$46,401.41	\$60,017.20
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds will be used to pay costs associated with administering the NSP funds for the Housing Authority activities in the city of Cathedral City.

Location Description:

3403 10th Street, Riverside, CA 92501.

Activity Progress Narrative:

Funds will be used to pay costs associated with administering the NSP funds for the Housing Authority activities in the city of Cathedral City. As of December 30, 2011, 23% of the activity admin funds have been expended.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 09-NSP06HA2
Activity Title: Admin - Housing Authority Western Riverside

Activity Category:

Administration

Project Number:

09-NSP06

Projected Start Date:

12/14/2010

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/14/2013

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$272,231.17
Total Budget	\$27,235.24	\$272,231.17
Total Obligated	(\$18,631.06)	\$244,995.93
Total Funds Drawdown	\$9,714.53	\$94,330.54
Program Funds Drawdown	\$0.00	\$48,969.31
Program Income Drawdown	\$9,714.53	\$45,361.23
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$45,361.23	\$94,330.54
Riverside County Economic Development Agency - Housing	\$45,361.23	\$94,330.54
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds will be used to pay for costs associated with administering the NSP funds for the Housing Authority activities in western Riverside.

Location Description:

3403 10th Street, Riverside, CA 92501

Activity Progress Narrative:

Funds will be used to pay costs associated with administering the NSP funds for the Housing Authority activities in western Riverside County. As of December 30, 2011, 35% of the activity admin funds have been expended.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	09-NSP06HA3
Activity Title:	Housing Authority Admin 10-NSP01-104X

Activity Category:

Administration

Project Number:

09-NSP06

Projected Start Date:

03/15/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/15/2012

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Admin

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$90,909.00
Total Budget	\$0.00	\$90,909.00
Total Obligated	\$0.00	\$90,909.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Riverside County Economic Development Agency - Admin	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

NSP funds will be used to pay costs associated with administering the NSP funds for the Housing Authority activities particularly for grantee activity number 10-NSP01-104X.

Location Description:

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

Activity Progress Narrative:

Funds will be used to pay costs associated with administering the NSP funds for the Housing Authority activities in western Riverside County. As of December 30, 2011, 0% of the activity admin funds has been expended.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

Address	City	County	State	Zip	Status / Accept
			California	-	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 10-NSP01-101X

Activity Title: RHDC Group 4

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

09/30/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

09/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$2,738,948.00

Total Budget

\$2,096,382.31

\$2,738,948.00

Total Obligated

\$2,096,057.31

\$3,000,000.00

Total Funds Drawdown

\$17,153.42

\$2,398,769.41

Program Funds Drawdown

\$0.00

\$285,558.68

Program Income Drawdown

\$17,153.42

\$2,113,210.73

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$2,113,210.73

\$2,398,769.41

 Riverside Housing Development Corporation

\$2,113,210.73

\$2,398,769.41

Match Contributed

\$0.00

\$0.00

Activity Description:

Riverside Housing Development Corporation (RHDC) will utilize up to \$3,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 9 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within designated target areas of the County of Riverside as defined in the County's 2008-2009 One Year Action Plan. 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:

NSP target areas of Beaumont, Banning, Menifee, San Jacinto, Temecula and Lake Elsinore as defined in 08/09 One-Year Action Plan.

Activity Progress Narrative:

RHDC has acquired a total of 12 properties. RHDC has obligated 100% of its NSP budget and 80% has been drawn. Rehabilitation is complete on 11 properties. To date, 7 properties have been sold, of which, 5 properties were sold this quarter. One property was sold to a very low-income household and will be reclassified to LH25 activity. RHDC continues to market properties and identify potential homebuyers.

Accomplishments Performance Measures

**This Report Period
Total**

**Cumulative Actual Total / Expected
Total**



# of Properties	0	12/9
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	12/9
# of Singlefamily Units	0	12/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	3	4	2/0	4/9	6/9	100.00
# Owner Households	1	3	4	2/0	4/9	6/9	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1450 Western Village Dr	San Jacinto		California	92583-6341	Match / Y
1946 Carroll Dr	San Jacinto		California	92583-2056	Match / Y
25941 Coombe Hill Dr	Menifee		California	92586-2609	Match / Y
177 N Brinton St	San Jacinto		California	92583-3226	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 10-NSP01-101X-LH25

Activity Title: RHDC Group 4 (LH25)

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

09/30/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

09/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$261,052.00

Total Budget

\$0.00

\$261,052.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Riverside Housing Development Corporation

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Riverside Housing Development Corporation (RHDC) will utilize \$261,052 of the \$3,000,000 inNSP funds for acquisition, rehabilitation and resale of of approximately one vacant, foreclosed and bank-owned single-family home to very low-income (VLI) first-time homebuyer within designated target areas of the County of Riverside as defined in the County's 2008-2009 One Year Action Plan. NSP Assisted Unit will be sold to qualified VLI first-time homebuyer whose income does not exceed 50% of the area median income for the County.

Location Description:

NSP target areas of Beaumont, Banning, Menifee, San Jacinto, Temecula and Lake Elsinore as defined in 08/09 One-Year Action Plan.

Activity Progress Narrative:

RHDC has acquired, rehabilitated and sold one property to a very low-income household. This property was initially listed under the LMMI activity of RHDC and the draw-downs are currently in the process of reclassification to LH25.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Owner Households	1	0	1	1/1	0/0	1/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
101 E 12th St	Beaumont		California	92223-1624	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 10-NSP01-102X

Activity Title: Sheffield NSP1 PI

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

12/27/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

12/27/2011

Completed Activity Actual End Date:

Responsible Organization:

Sheffield Foreclosure Renovation, Inc.

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$3,000,000.00

Total Budget

\$2,477,332.17

\$3,000,000.00

Total Obligated

\$2,345,077.91

\$2,867,745.74

Total Funds Drawdown

\$207,312.47

\$2,590,617.51

Program Funds Drawdown

\$33,397.02

\$71,624.15

Program Income Drawdown

\$173,915.45

\$2,518,993.36

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$2,552,390.38

\$2,590,192.51

 Sheffield Foreclosure Renovation, Inc.

\$2,552,390.38

\$2,590,192.51

Match Contributed

\$0.00

\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize up to \$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 the cities of Canyon Lake, Lake Elsinore, Temecula and unincorporated areas of the County of Riverside. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

Sheffield has acquired a total of 11 properties. Sheffield has obligated 100% of its NSP budget and 86% has been drawn. Rehabilitation is complete on 11 properties. To date, 9 properties have been sold, of which, 4 properties were sold this quarter. Sheffield continues to market properties and identify potential homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	11/12



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/12
# of Singlefamily Units	0	11/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	4	4	1/0	8/12	9/12	100.00
# Owner Households	0	4	4	1/0	8/12	9/12	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
30225 Sierra Madre Dr	Temecula		California	92591-7311	Match / Y
58 Villa Valtelena	Lake Elsinore		California	92532-0110	Match / Y
23017 Blue Bird Dr	Canyon Lake		California	92587-7556	Match / Y
32488 Bergamo Ct	Temecula		California	92592-3883	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	10-NSP01-103X
Activity Title:	NPHS - NSP1 Program Income

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

01/11/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

11/11/2011

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Partnership Housing Services

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,575,000.00
Total Budget	\$859,464.05	\$1,575,000.00
Total Obligated	\$1,239,274.25	\$1,570,975.00
Total Funds Drawdown	\$336,746.35	\$1,319,117.18
Program Funds Drawdown	\$0.00	\$291,253.93
Program Income Drawdown	\$336,746.35	\$1,027,863.25
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,027,863.25	\$1,319,117.18
Neighborhood Partnership Housing Services	\$1,027,863.25	\$1,319,117.18
Match Contributed	\$0.00	\$0.00

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,575,000 in NSP Program Income 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 cities of Perris and Menifee and unincorporated areas. 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 and unincorporated areas as defined in Riverside County's 2008-09 One-Year Action Plan.

Activity Progress Narrative:

NPHS acquired a total of 7 properties. NPHS has obligated 99% of its NSP budget and 84% has been drawn. Rehabilitation is complete on 5 properties. Of these, 4 properties were sold to eligible households this quarter. NPHS continues to market properties and identify potential homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/6



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/6
# of Singlefamily Units	0	7/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	2	4	2/0	2/6	4/6	100.00
# Owner Households	2	2	4	2/0	2/6	4/6	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
28076 Orangegrove Ave	Menifee		California	92584-8844	Match / Y
1355 Tienda St	Perris		California	92570-3450	Match / Y
29840 Avenida De Real	Menifee		California	92586-3545	Match / Y
1356 Galeria Ct	Perris		California	92570-3456	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	10-NSP01-103X-LH25
Activity Title:	NPHS Group 3 (LH25) - NSP1 PI

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

01/11/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

01/11/2012

Completed Activity Actual End Date:

Responsible Organization:

Neighborhood Partnership Housing Services

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,150,000.00
Total Budget	\$250,000.00	\$1,150,000.00
Total Obligated	\$244,020.00	\$244,020.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Neighborhood Partnership Housing Services	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,150,000 in NSP Program Income for acquisition, rehabilitation and resale of approximately 6 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within Target Areas in the cities of Perris and Menifee and unincorporated areas. 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 Perris, Menifee and unincorporated areas as defined in Riverside County's 2008-09 One-Year Action Plan.

Activity Progress Narrative:

During the period of 10/01/11-12/31/11, NPHS has allocated a total budget of \$650,000 for acquisition, rehabilitation and resale of approximately 6 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers. To this date, 1 property has been identified.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	10-NSP01-104X
Activity Title:	Housing Authority NSP1-10-05 PI Loan

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

03/15/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

03/15/2011

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Riverside

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$909,091.00
Total Budget	\$524,046.83	\$909,091.00
Total Obligated	\$507,037.00	\$909,091.00
Total Funds Drawdown	\$161,217.12	\$795,912.12
Program Funds Drawdown	\$0.00	\$127,658.00
Program Income Drawdown	\$161,217.12	\$668,254.12
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$668,254.12	\$795,912.12
Housing Authority of the County of Riverside	\$668,254.12	\$795,912.12
Match Contributed	\$0.00	\$0.00

Activity Description:

The Housing Authority of the County of Riverside will utilize \$909,091 in NSP program income for acquisition, rehabilitation and resale of approximately 4 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, and the unincorporated areas of Riverside County. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

The Housing Authority of the County of Riverside (HACR) has acquired a total of 4 properties. HACR has obligated 100% of its NSP budget and 88% has been drawn. Rehabilitation is complete on all 4 properties and HACR is continuing to identify eligible homebuyers.

Accomplishments Performance Measures

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



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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	10-NSP01-105X
Activity Title:	Sheffield NSP1-Program Income

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

05/17/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

05/17/2012

Completed Activity Actual End Date:

Responsible Organization:

Sheffield Foreclosure Renovation, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,223,030.00
Total Budget	\$800,510.55	\$2,223,030.00
Total Obligated	\$837,801.09	\$2,177,013.12
Total Funds Drawdown	\$354,112.91	\$1,760,345.96
Program Funds Drawdown	\$112,111.07	\$921,951.03
Program Income Drawdown	\$242,001.84	\$838,394.93
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$950,506.00	\$1,760,020.96
Sheffield Foreclosure Renovation, Inc.	\$950,506.00	\$1,760,020.96
Match Contributed	\$0.00	\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize up to \$2,250,000 in NSP funds for acquisition, rehabilitation and resale of approximately 1 vacant, foreclosed and bank-owned single-family home to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the cities of Canyon Lake, Lake Elsinore, Temecula and unincorporated areas of the County of Riverside. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

Sheffield Foreclosure Renovation, Inc. (Sheffield) acquired a total of 8 properties. Sheffield has obligated 98% of its NSP budget and 78% has been drawn. Rehabilitation is complete on 8 properties. To date, 4 properties have been sold, and of these, 3 were sold this quarter. Sheffield continues to identify additional properties for purchase, market properties and identify potential homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/1



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		8/1	
# of Singlefamily Units	1		8/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	3	3	0/0	4/1	4/1	100.00
# Owner Households	0	3	3	0/0	4/1	4/1	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
25539 Mountain Springs St	Menifee		California	92584-7531	Match / Y
32254 Corte Illora	Temecula		California	92592-3867	Match / Y
31710 Corte Avalos	Temecula		California	92592-3912	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 10-NSP01-105X-LH25
Activity Title: NSP1 Sheffield Group 3 (LH25)

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

05/17/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

03/17/2012

Completed Activity Actual End Date:

Responsible Organization:

Sheffield Foreclosure Renovation, Inc.

Overall	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$776,970.00
Total Budget	\$0.00	\$776,970.00
Total Obligated	\$447,008.00	\$447,008.00
Total Funds Drawdown	\$108,555.56	\$108,555.56
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$108,555.56	\$108,555.56
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$108,555.56	\$108,555.56
Sheffield Foreclosure Renovation, Inc.	\$108,555.56	\$108,555.56
Match Contributed	\$0.00	\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize \$776,970 of the \$3,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 1 vacant, foreclosed and bank-owned single-family home to very low-income (VLI) first-time homebuyers within Target Areas in the cities of Canyon Lake, Lake Elsinore, Temecula and unincorporated areas of the County of Riverside. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

During the period of 10/01/11-12/31/11 Sheffield Foreclosure Renovation, Inc. (Sheffield) has allocated a total budget of \$750,000 for acquisition, rehabilitation and resale to very low-income (VLI) first-time homebuyers. To this date, 4 properties have been identified for acquisition, rehab, and resale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	4	4/1



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	4/1
# of Singlefamily Units	4	4/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 10-NSP01-106X
Activity Title: RHDC Group 6, NSP1.11-002

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

08/16/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

02/14/2012

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$929,000.00
Total Budget	\$482,801.59	\$929,000.00
Total Obligated	(\$4,846.63)	\$391,194.07
Total Funds Drawdown	\$235,521.57	\$342,733.87
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$235,521.57	\$342,733.87
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$342,733.87	\$342,733.87
Riverside Housing Development Corporation	\$342,733.87	\$342,733.87
Match Contributed	\$0.00	\$0.00

Activity Description:

The Riverside Housing Development Corporation will utilize up to \$929,000 in Program Income 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 the cities of Banning, Beaumont, Lake Elsinore, Menifee, San Jacinto and Temecula. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

RHDC has acquired a total of 3 properties. RHDC has obligated 73% of its NSP budget and 37% has been drawn. Rehabilitation is underway. RHDC continues to identify additional properties for purchase and continues to market properties and identify potential homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	3/12



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	3/12
# of Singlefamily Units	1	3/12

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

