

Grantee: Riverside County, CA

Grant: B-08-UN-06-0504

October 1, 2014 thru December 31, 2014 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:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$48,567,786.00

Grant Status:

Active

QPR Contact:

Yolanda C. Carlos

LOCCS Authorized Amount:

\$48,567,786.00

Estimated PI/RL Funds:

\$38,952,819.00

Total Budget:

\$87,520,605.00

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 and reconstruction of vacant or demolished properties for residential uses and 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:



(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 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	Workforce Development Center
3403 10th Street, Suite 500	44-199 Monroe Street
Riverside, CA 92501	Indio, CA 92201

On November 11, 2008, the County published a Public Notice in the Press Enterprise (a publication of general circulation) informing the public of the availability of the Draft NSP Substantial Amendment for public comment and review until 5:00 PM, on November 26, 2008.

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$84,492,580.23
Total Budget	(\$201,164.54)	\$83,512,070.55
Total Obligated	\$198,161.69	\$83,101,113.92
Total Funds Drawdown	\$389,357.09	\$78,994,343.75
Program Funds Drawdown	\$0.00	\$40,840,610.71
Program Income Drawdown	\$389,357.09	\$38,153,733.04



Program Income Received	\$581,560.00	\$38,777,029.38
Total Funds Expended	\$37,741.69	\$78,629,797.45
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	\$5,426,967.55
Limit on State Admin	\$0.00	\$5,426,967.55

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$12,141,946.50	\$26,334,015.77

Overall Progress Narrative:

As of December 31, 2014, the County's NSP1 program has led to the acquisition of 249 single-family homes of which 247 homes underwent rehabilitation and ultimately resold to very low- to moderate-income households. During this reporting period, the County has a NSP1 budget of \$87,344,815 which includes the original grant of \$48,567,786 and \$38,777,029 in program income. Utilizing program income, the County has obligated a total of \$83,101,114 (or 171% of the original NSP1 grant funds). The County has drawn down a total of \$78,994,344 or (163% of the original grant). The discount rate for the acquisition of properties was an average of 7.0%.

Based on NSP updated guidance on meeting the 25% set-aside requirement, the County is required to set aside \$21,836,204 which is 25% of the program income received plus the initial grant funds. A total of \$26,152,792 was obligated for very low-income acquisition and rehabilitation projects or 30% 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. This reporting period, the County has allocated \$21.7 million dollars in NSP1 program income with four development partners.

Other funding sources leveraged with Riverside County NSP include an initial grant of \$448,897 in State NSP funds. The County also received \$746,962 in State NSP program income from the cities of Coachella Valley and Palm Desert. The County was able to assist 19 households under various NSP activities (5 VLI households and 14 LMMI households). In addition, the County was awarded a \$50,000 grant from Fannie Mae that was leveraged with County NSP to assist 5 very low-income first-time homebuyer households.

In summary for all NSP1 activities as of December 31, 2014, a total of 411 units were identified leading to the total production of 249 single-family housing units for resale and 95 rental units. In addition, a total of 67 households



received purchase price assistance since inception of the program.

Progress Toward Activity Type Targets:

NSP1-1 - Acquisition, Rehab, Resale, FTHB: target 150 units, actual 249 units

NSP1-2 - Acquisition, Rehab, Rental: target 10 units, actual 1 unit

NSP1-3 - Enhanced FTHB: target 190 units, actual 67 units

NSP1-4 - Acquisition/Rehab, Foreclosed, Vacant, or Multi-family Rent: target 120 units, actual 94 units (64 NSP units and 30 non-NSP units)

Progress Toward National Objective Targets:

NSP Only - LMMI: target 369, actual 228

NSP Only - LH-25% Set-Aside: target 101, actual 151

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP01, Acq, Rehab, Resale, FTHB	\$0.00	\$63,958,201.07	\$29,523,332.25
09-NSP02, Acq, Rehab, Rental	\$0.00	\$204,000.00	\$144,533.63
09-NSP03, Enhanced FTHB	\$0.00	\$3,375,453.57	\$1,719,452.00
09-NSP04, Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	\$0.00	\$7,677,316.00	\$6,480,616.24
09-NSP06, Administration	\$0.00	\$8,741,693.01	\$2,972,676.59
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00
CANCELLED - Duplicate, Administration	\$0.00	\$0.00	\$0.00



Activities

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

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:

04/01/2015

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$7,269,393.33
Total Budget	\$59,400.00	\$7,269,393.33
Total Obligated	\$59,400.00	\$7,194,393.33
Total Funds Drawdown	\$59,400.00	\$7,194,393.33
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$59,400.00	\$7,194,393.33
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$7,134,993.33
Riverside County Economic Development Agency - Housing	\$0.00	\$7,134,993.33
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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



Activity Progress Narrative:

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, 2014, a total of 164 properties have been sold to low- and moderate-income first-time home buyers with a total purchase price assistance of \$7,269,393.33 with an average purchase price assistance of \$44,326.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	1	164/164

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	1	164/164
# of Singlefamily Units	1	164/164

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	1	1	57/0	107/164	164/164	100.00
# Owner Households	0	1	1	57/0	107/164	164/164	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
4953 Chapparal Way	Banning		California	92220	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 09-NSP01-017

Activity Title: Disposition of NSP1-LH25 Properties

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP01

Projected Start Date:

04/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

04/01/2015

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,475,561.06
Total Budget	(\$29,200.00)	\$2,475,561.06
Total Obligated	\$120,800.00	\$2,475,561.06
Total Funds Drawdown	\$120,800.00	\$2,475,561.06
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$120,800.00	\$2,475,561.06
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,354,761.06
Riverside County Economic Development Agency - Housing	\$0.00	\$2,354,761.06
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

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 50% 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, 2014, a total of 83 properties were sold to very low-income first-time home buyers. Of the 83 properties, 64 are non-Habitat properties with a total purchase price assistance of \$2,475,561 with an average purchase price assistance of



\$38,681.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	83/85

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	83/85
# of Singlefamily Units	1	83/85

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	83/85	0/0	83/85	100.00
# Owner Households	1	0	1	83/85	0/0	83/85	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
25538 White Oak Dr	Hemet		California	92544	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

02/25/2009

Benefit Type:

()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

07/30/2015

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Housing

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$581,560.00	\$38,777,029.38
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 for program income received. No housing units will be reported into this activity.

Location Description:

Not applicable.

Activity Progress Narrative:

To date, the County has received approximately \$38.7 million in NSP program income and committed \$21.7 million at the current reporting period.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	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:

Completed

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

12/30/2014

Completed Activity Actual End Date:

12/10/2014

Responsible Organization:

Neighborhood Partnership Housing Services

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,582,700.18
Total Budget	(\$11,079.34)	\$1,582,700.18
Total Obligated	\$0.00	\$1,582,700.18
Total Funds Drawdown	\$0.00	\$1,582,700.18
Program Funds Drawdown	\$0.00	\$330,443.93
Program Income Drawdown	\$0.00	\$1,252,256.25
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,582,700.18
Neighborhood Partnership Housing Services	\$0.00	\$1,582,700.18
Match Contributed	\$0.00	\$0.00

Activity Description:

The Neighborhood Partnership Housing Services will utilize up to \$3,000,000 in NSP Program Income 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 cities of Perris, Menifee, Wildomar 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, Menifee, Wildomar and unincorporated areas as defined in Riverside County's 2008-09 One-Year Action Plan.

Activity Progress Narrative:

NPHS acquired a total of 13 properties with an average purchase price discount of 9%. NPHS has obligated and expended 95% of its NSP budget. The uncommitted amount was de-obligated from the activity. All 13 properties have completed rehabilitation and were sold to eligible households. Beneficiary information for 7 LMMI households is reported in DRGR# 09-NSP01-016 and beneficiary information for 6 LH25 households is reported in DRGR# 09-NSP01-017. Activity is now complete.



Accomplishments Performance Measures

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

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

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	0/1	0
# Owner Households	0	0	0	0/0	0/0	0/0	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-NSP01-103X-LH25
Activity Title:	NPBS 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:

Completed

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

12/30/2014

Completed Activity Actual End Date:

12/10/2014

Responsible Organization:

Neighborhood Partnership Housing Services

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,246,220.79
Total Budget	(\$159,999.69)	\$1,246,220.79
Total Obligated	(\$11,835.80)	\$1,246,220.79
Total Funds Drawdown	\$27,383.18	\$1,246,220.79
Program Funds Drawdown	\$0.00	\$90,562.40
Program Income Drawdown	\$27,383.18	\$1,155,658.39
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$37,741.69	\$1,246,220.79
Neighborhood Partnership Housing Services	\$37,741.69	\$1,246,220.79
Match Contributed	\$0.00	\$0.00

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,406,220 in NSP Program Income for acquisition, rehabilitation and resale of approximately 9 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within Target Areas in the cities of Perris, Menifee, Wildomar 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, Wildomar and unincorporated areas as defined in Riverside County's 2008-09 One-Year Action Plan.

Activity Progress Narrative:

This LH25 activity for Neighborhood Partnership Housing Services (NPBS) identifies properties sold to very low-income households. See previous activity 10-NSP01-103X for complete progress.

Other funding source: Fannie Mae, \$10,000, was utilized for rehabilitation costs for one property.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



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

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
Fannie Mae	\$10,000.00
Total Other Funding Sources	\$0.00



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:

12/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$863,648.00
Total Budget	\$0.00	\$863,648.00
Total Obligated	\$0.00	\$787,782.00
Total Funds Drawdown	\$0.00	\$648,035.02
Program Funds Drawdown	\$0.00	\$166,298.90
Program Income Drawdown	\$0.00	\$481,736.12
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$648,035.02
Riverside Housing Development Corporation	\$0.00	\$648,035.02
Match Contributed	\$0.00	\$0.00

Activity Description:

The Riverside Housing Development Corporation will utilize up to \$3,000,000 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 12 properties with an average purchase price discount of 11%. Rehabilitation is complete on all 12 properties and were sold to eligible households. Beneficiary information for 3 LMMI households is reported in DRGR# 09-NSP01-016 and for 9 LH25 households reported in DRGR# 09-NSP01-017. RHDC has obligated 98% of its NSP budget and 83% has been drawn. This activity is winding down and preparing for closeout.



Accomplishments Performance Measures

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

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

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	0/1	0
# Owner Households	0	0	0	0/0	0/0	0/0	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-NSP01-106X-LH25
Activity Title:	RHDC Group 6, NSP1.11-002 (LH25)

Activity Category:

Acquisition - general

Project Number:

09-NSP01

Projected Start Date:

11/17/2011

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:

12/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,136,352.00
Total Budget	\$0.00	\$2,136,352.00
Total Obligated	\$0.00	\$2,136,352.00
Total Funds Drawdown	\$0.00	\$1,831,875.61
Program Funds Drawdown	\$0.00	\$666,698.04
Program Income Drawdown	\$0.00	\$1,165,177.57
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,831,875.61
Riverside Housing Development Corporation	\$0.00	\$1,831,875.61
Match Contributed	\$0.00	\$0.00

Activity Description:

Riverside Housing Development Corporation (RHDC) will utilize \$2,420,881 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 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 homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

This LH25 activity for Riverside Housing Development Corporation (RHDC) identifies properties sold to very low-income households. See previous activity 10-NSP01-106X for complete progress.

Other Funding Source: Fannie Mae, \$10,000, was utilized for rehabilitation costs for one property.



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
Fannie Mae	\$10,000.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	12-NSP01-108X
Activity Title:	Sheffield Group 7 - NSP1 LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
12/04/2012

Projected End Date:
12/30/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Sheffield Foreclosure Renovation, Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$924,563.83
Total Budget	\$0.00	\$924,563.83
Total Obligated	\$0.00	\$924,563.83
Total Funds Drawdown	\$8,622.59	\$899,590.73
Program Funds Drawdown	\$0.00	\$218,430.44
Program Income Drawdown	\$8,622.59	\$681,160.29
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$888,548.41
Sheffield Foreclosure Renovation, Inc.	\$0.00	\$888,548.41
Match Contributed	\$0.00	\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize up to \$2,650,000 in NSP funds 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 the cities of Banning, Beaumont, Canyon Lake, Cathedral City, Hemet, Lake Elsinore, Menifee, Temecula and unincorporated areas of the County of Riverside. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the cities of Banning, Beaumont, Canyon Lake, Cathedral City, Hemet, Lake Elsinore, Menifee, 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) has acquired 11 properties with an average purchase price discount of 6%. Sheffield has obligated 86% of its NSP budget and 76% has been drawn. To date, 10 properties have been sold to eligible home buyers. Beneficiary information for 5 LMMI households is reported in DRGR# 09-NSP01-016 and for 5 LH25 households reported in DRGR# 09-NSP01-017. Sheffield is continuing to market properties for re-sale to eligible home buyers.

Other funding source: State NSP, \$438,475.53, was utilized for acquisition and rehabilitation costs for 2 properties.



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
State NSP	\$438,475.53
Total Other Funding Sources	\$0.00



Grantee Activity Number: 12-NSP01-108X-LH25

Activity Title: Sheffield Group 7 - NSP1 LH25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

09-NSP01

Projected Start Date:

12/04/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, Resale, FTHB

Projected End Date:

12/30/2014

Completed Activity Actual End Date:

Responsible Organization:

Sheffield Foreclosure Renovation, Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,051,284.35
Total Budget	(\$76,885.51)	\$1,051,284.35
Total Obligated	(\$10,358.51)	\$870,060.13
Total Funds Drawdown	\$56,673.37	\$597,286.85
Program Funds Drawdown	\$0.00	\$103,358.09
Program Income Drawdown	\$56,673.37	\$493,928.76
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$543,033.21
Sheffield Foreclosure Renovation, Inc.	\$0.00	\$543,033.21
Match Contributed	\$0.00	\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize \$752,434 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 Banning, Beaumont, Canyon Lake, Cathedral City, Hemet, Lake Elsinore, Menifee, 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 Banning, Beaumont, Canyon Lake, Cathedral City, Hemet, Lake Elsinore, Menifee, 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. See previous activity 12-NSP01-108X for complete progress.

Other funding source: State NSP, \$233,790.82, was utilized for acquisition and rehabilitation costs for 2 properties.



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
State NSP	\$233,790.82
Total Other Funding Sources	\$0.00



Grantee Activity Number:	12-NSP01-109X
Activity Title:	NPHS Group 4, NSP1-12-003

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
01/29/2013

Projected End Date:
12/30/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Neighborhood Partnership Housing Services

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$287,808.00
Total Budget	\$0.00	\$287,808.00
Total Obligated	\$0.00	\$287,808.00
Total Funds Drawdown	\$375.00	\$278,997.81
Program Funds Drawdown	\$0.00	\$165,853.27
Program Income Drawdown	\$375.00	\$113,144.54
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$278,622.81
Neighborhood Partnership Housing Services	\$0.00	\$278,622.81
Match Contributed	\$0.00	\$0.00

Activity Description:

The Neighborhood Partnership Housing Services (NPHS) will utilize up to \$500,000 in NSP Program Income for acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) and ver low-income (VLI) first-time homebuyers within the unincorporated Target Areas of the County of Riverside. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% and to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

NPHS acquired a total of 2 properties with an average purchase price discount of 19%. NPHS has obligated 100% of its NSP budget and 78% has been drawn. Rehabilitation is complete on 2 properties and 1 property has been sold to a LMMI household. Beneficiary information for 1 LMMI household is reported in DRGR# 09-NSP01-016. NPHS is continuing to market the remaining property for re-sale to eligible home buyers.



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:	12-NSP01-109X-LH25
Activity Title:	NPHS Group 4, NSP1-12-003 (LH25)

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
01/29/2013

Projected End Date:
12/30/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
Neighborhood Partnership Housing Services

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$238,664.00
Total Budget	\$0.00	\$238,664.00
Total Obligated	\$0.00	\$238,664.00
Total Funds Drawdown	\$50,825.32	\$128,900.32
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$50,825.32	\$128,900.32
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$78,075.00
Neighborhood Partnership Housing Services	\$0.00	\$78,075.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Neighborhood Partnership Housing Services (NPHS) will utilize up to \$250,000 in NSP Program Income for acquisition, rehabilitation and resale of vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within the unincorporated Target Areas of the County of Riverside. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

This LH25 activity for NPHS identifies properties sold to very low-income households. See previous activity 12-NSP01-109X for complete progress.

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

Project # / Title: 09-NSP06 / Administration

Grantee Activity Number: 09-NSP0601

Activity Title: NSP Admin Draws

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09-NSP06

Project Title:

Administration

Projected Start Date:

05/11/2009

Projected End Date:

05/11/2015

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Riverside County Economic Development Agency

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2014

N/A

To Date

\$7,955,489.65

Total Budget

\$16,600.00

\$7,955,489.65

Total Obligated

\$40,156.00

\$7,876,623.24

Total Funds Drawdown

\$65,277.63

\$4,630,396.69

Program Funds Drawdown

\$0.00

\$2,698,788.60

Program Income Drawdown

\$65,277.63

\$1,931,608.09

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$4,562,546.67

 Riverside County Economic Development Agency

\$0.00

\$4,562,546.67



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. Total expenditure is limited to 10% of original grant plus program income.

Location Description:

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

Activity Progress Narrative:

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

Accomplishments Performance Measures

No Accomplishments Performance Measures 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

