

Grantee: Riverside County, CA

Grant: B-11-UN-06-0504

October 1, 2014 thru December 31, 2014 Performance Report



Grant Number:

B-11-UN-06-0504

Obligation Date:**Award Date:****Grantee Name:**

Riverside County, CA

Contract End Date:**Review by HUD:**

Reviewed and Approved

Grant Award Amount:

\$14,272,400.00

Grant Status:

Active

QPR Contact:

Yolanda C. Carlos

LOCCS Authorized Amount:

\$14,272,400.00

Estimated PI/RL Funds:

\$10,142,196.00

Total Budget:

\$24,414,596.00

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

NSP3 funds will be used for the following primary activities, plus administration:

- ,
- (1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$12,845,160;
- ,
- (2) Acquisition, rehabilitation, and rental of affordable units - \$0;
- ,
- (3) Neighborhood Stabilization Homeownership Program (NSHP) - \$0;
- ,
- (4) Acquisition, reconstruction and redevelopment of foreclosed blighted, vacant properties, or new construction of affordable single-family and multi-family housing projects - \$241,000;
- ,
- (5) Demolition of blighted structures - \$0; and
- ,
- (6) NSP program administration: administration costs will not exceed 10% of the NSP3 grant and 10% of program income - \$1,427,240.

How Fund Use Addresses Market Conditions:

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

Ensuring Continued Affordability:

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

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

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



regulatory agreement.

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

Definition of Blighted Structure:

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

Blighted, abandoned or unoccupied residential properties, which may require rehabilitation to improve sustainability and attractiveness of housing and neighborhoods, will be eligible under this use. Abandoned, vacant or demolished will also be included in the definition of blight.

California Health and Safety Code Section 33030

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

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

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

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

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

California Health and Safety Code Section 33031

This subdivision describes physical conditions that cause blight:

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

This subdivision describes economic conditions that cause blight:

- a. Depreciated or stagnant property values.



- b. Imp

Definition of Blighted Structure:

aired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).

- c. Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.
- d. A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
- e. Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of regulations.
- f. An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems.
- g. A high crime rate that constitutes a serious threat to the public safety and welfare.

Definition of Affordable Rents:

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

Housing Rehabilitation/New Construction Standards:

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

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

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

Vicinity Hiring:

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

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

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



to the County of all efforts made to adhere to this requirement.

Procedures for Preferences for Affordable Rental Dev.:

The County of Riverside has transferred the initial allocation for rental housing to the primary activity of acquisition, rehabilitation and resale to eligible first-time homebuyers.

Grantee Contact Information:

Name (Last, First): Fan, Tom
 Email Address: tfan@rivcoeda.org
 Phone Number: 951-343-5486
 Mailing Address: 5555 Arlington Avenue, Riverside, CA 92504

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$22,855,688.61
Total Budget	\$198,000.00	\$22,835,688.61
Total Obligated	\$466,000.00	\$22,579,783.55
Total Funds Drawdown	\$285,322.55	\$20,259,172.67
Program Funds Drawdown	\$6,510.74	\$10,441,164.71
Program Income Drawdown	\$278,811.81	\$9,818,007.96
Program Income Received	\$335,000.00	\$10,002,196.15
Total Funds Expended	\$289,979.39	\$20,262,172.67
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	\$2,140,860.00	\$0.00
Limit on Admin/Planning	\$1,427,240.00	\$1,137,609.50
Limit on State Admin	\$0.00	\$1,137,609.50

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,427,240.00	\$2,441,459.62

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,568,100.00	\$8,308,062.68



Overall Progress Narrative:

As of December 31, 2014, the County has a NSP3 budget of \$24,274,596 which includes the original grant of \$14,272,400 plus \$10,002,196 in program income. In addition, the County used \$20,000 in Fannie Mae funds to assist NSP3 activities. Since inception of NSP3, the County has identified 73 eligible properties. The County is required to set aside \$6,068,649 which is 25% of the total NSP3 budget. A total of \$7,222,550 was obligated for very low-income acquisition and rehabilitation projects or 30% of the total budget. Also, the County will allocate 10% of the program income towards administration.

The County encourages its developer partners and their contractors to seek new hires from the local vicinity of each project. Six new jobs were created for projects in the local neighborhoods of Jurupa Valley, Lake Elsinore and Murrieta. Developer partners have contracted with local businesses in the vicinity of the properties. In addition to seeking employment for workers in the local vicinity, developer partners have expended NSP3 funds for materials and supplies with local businesses and suppliers.

Overall under NSP3, as of December 31, 2014, a total of 73 NSP eligible properties were acquired and obligated \$22,579,784 (158% of original grant) and drawn down \$20,354,613 (143% of original grant).

Progress Toward Activity Type Targets:

NSP3.1 - Acquisition, Rehab, Resale to FTHB: target 151 units, actual 72 units

NSP3.4 - Acquisition, Reconstr or New Constr of Single-fam & Multi-fam Projects: target 1 unit, actual 1 unit

Progress Toward National Objective Targets:

NSP Only - LMMI: target 130, actual 37

NSP Only - LH-25% Set-Aside: target 21, actual 31

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
11-NSP3.1, Acq, Rehab, & Resale of SFD	\$0.00	\$20,508,089.99	\$9,992,639.26
11-NSP3.4, Acq, Reconstr or New Const S-F & M-F Projects	\$0.00	\$241,000.00	\$0.00
11-NSP3.6, NSP Program Administration	\$6,510.74	\$2,441,459.62	\$448,525.45



Activities

Project # / Title: 11-NSP3.1 / Acq, Rehab, & Resale of SFD

Grantee Activity Number: 11-NSP3.1-01
Activity Title: Sheffield Group 4 NSP3-1

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3.1

Projected Start Date:

05/03/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acq, Rehab, & Resale of SFD

Projected End Date:

05/03/2014

Completed Activity Actual End Date:

02/04/2014

Responsible Organization:

Sheffield Foreclosure Renovation, Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$3,731,316.32
Total Budget	\$0.00	\$3,731,316.32
Total Obligated	\$0.00	\$3,731,316.32
Total Funds Drawdown	\$0.00	\$3,731,316.32
Program Funds Drawdown	\$0.00	\$3,251,527.99
Program Income Drawdown	\$0.00	\$479,788.33
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,731,316.32
Sheffield Foreclosure Renovation, Inc.	\$0.00	\$3,731,316.32
Match Contributed	\$0.00	\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize up to \$4,838,235 in NSP funds for acquisition, rehabilitation and resale of approximately 10 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the cities of Lake Elsinore, Menifee, Temecula and unincorporated areas of the County of Riverside. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the cities of Lake Elsinore, Menifee, Temecula and unincorporated areas of the County, as defined in Riverside County's 2010-11 One Year Action Plan.

Activity Progress Narrative:



Activity completed on 2/4/2014.

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	0/1
# 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	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 11-NSP3.1-02

Activity Title: RHDC Group 5 NSP3-1

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3.1

Projected Start Date:

05/03/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Rehab, & Resale of SFD

Projected End Date:

03/03/2012

Completed Activity Actual End Date:

Responsible Organization:

Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$3,660,291.00
Total Budget	\$0.00	\$3,660,291.00
Total Obligated	\$0.00	\$3,660,291.00
Total Funds Drawdown	\$0.00	\$3,367,354.33
Program Funds Drawdown	\$0.00	\$2,646,601.49
Program Income Drawdown	\$0.00	\$720,752.84
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,367,354.33
Riverside Housing Development Corporation	\$0.00	\$3,367,354.33
Match Contributed	\$0.00	\$0.00

Activity Description:

Riverside Housing Development Corporation will utilize up to \$4,922,580 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 NSP3 Target Areas in the cities of Jurupa Valley, Lake Elsinore, Menifee, 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 NSP3 Target Areas in the cities of Jurupa Valley, Lake Elsinore, Menifee, and Temecula, as defined in Riverside County's 2010-11 One Year Action Plan.

Activity Progress Narrative:

Riverside Housing Development Corporation (RHDC) has acquired and rehabilitated a total of 19 properties with an average purchase price discount of 5%. RHDC has obligated 100% of its NSP3 budget and 92% has been drawn. RHDC has sold a total of 19 properties to eligible households. Beneficiary information for 13 LMMI households is reported in DRGR# 11-NSP3.1-DPALMMI and for 6 LH25 households in DRGR# 11-NSP3.1-DPALH25. Activity is winding down and preparing for closeout.

No new hires from the local vicinity to date for this activity. RHDC encourages licensed contractors to seek new hires from the local vicinity of each project. RHDC contractors employ on average 10-15 employees per home directly including subcontractors in the local vicinity. RHDC has strived to work with local businesses requiring 35% of contracts to purchase from businesses within a ten mile radius.



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	0/1
# 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	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 11-NSP3.1-02-LH25
Activity Title: RHDC Group 7 NSP3-1-VL

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 11-NSP3.1

Project Title:
 Acq, Rehab, & Resale of SFD

Projected Start Date:
 05/03/2011

Projected End Date:
 03/03/2012

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
 Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,262,289.00
Total Budget	\$0.00	\$1,262,289.00
Total Obligated	\$0.00	\$1,241,583.35
Total Funds Drawdown	\$0.00	\$1,208,348.47
Program Funds Drawdown	\$0.00	\$617,912.67
Program Income Drawdown	\$0.00	\$590,435.80
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,208,348.47
Riverside Housing Development Corporation	\$0.00	\$1,208,348.47
Match Contributed	\$0.00	\$0.00

Activity Description:

Riverside Housing Development Corporation will utilize \$1,262,289 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 NSP3 Target Areas in the cities of Jurupa Valley and Banning. 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 NSP3 Target Areas in the cities of Jurupa Valley and Banning, as defined in Riverside County's 2010-11 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 11-NSP3.1-02 for complete progress.

To date, a total of two new jobs were created in the local vicinity. No new hires were reported for this reporting period.

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	0/1

	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	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP 3 Funds	\$10,000.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	11-NSP3.1-05
Activity Title:	Sheffield Group 6 NSP3-1

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
11-NSP3.1

Project Title:
Acq, Rehab, & Resale of SFD

Projected Start Date:
01/31/2012

Projected End Date:
06/30/2014

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	\$1,202,343.99
Total Budget	\$0.00	\$1,202,343.99
Total Obligated	\$0.00	\$1,202,343.99
Total Funds Drawdown	\$0.00	\$1,202,343.99
Program Funds Drawdown	\$0.00	\$279,019.97
Program Income Drawdown	\$0.00	\$923,324.02
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,202,343.99
Sheffield Foreclosure Renovation, Inc.	\$0.00	\$1,202,343.99
Match Contributed	\$0.00	\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize up to \$2,400,000 in NSP funds for acquisition, rehabilitation and resale of approximately 5 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 Beaumont, Canyon Lake, Jurupa Valley, Lake Elsinore, Menifee, City of Perris, 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 Beaumont, Canyon Lake, Jurupa Valley, Lake Elsinore, Menifee, City of Perris, Temecula and unincorporated areas of the County, as defined in Riverside County's 2010-11 One Year Action Plan.

Activity Progress Narrative:

To this date, Sheffield has acquired and rehabilitated a total of 8 properties with an average purchase price discount of 9%. Sheffield has obligated 100% of its NSP3 budget and has drawn 93% of the budget. Sheffield has sold 6 properties to low- and moderate-income households. Beneficiary information for 5 LMMI households is reported in DRGR# 11-NSP3.1-DPALMMI and the beneficiary information for 1 LH25 property is reported in DRGR# 11-NSP3.1-DPALH25. Sheffield is continuing to market the remaining properties to eligible first-time homebuyers.

No new hires from the local vicinity for this reporting period.



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	0/1
# of Singlefamily 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: 11-NSP3.1-05-LH25
Activity Title: Sheffield Group 6 (LH25)

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 11-NSP3.1

Project Title:
 Acq, Rehab, & Resale of SFD

Projected Start Date:
 02/08/2012

Projected End Date:
 06/30/2014

Benefit Type:
 Direct (HouseHold)

Completed Activity Actual End Date:

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

Responsible Organization:
 Sheffield Foreclosure Renovation, Inc.

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$596,663.39
Total Budget	\$0.00	\$596,663.39
Total Obligated	\$0.00	\$596,663.39
Total Funds Drawdown	\$52,216.64	\$473,816.01
Program Funds Drawdown	\$0.00	\$40,053.56
Program Income Drawdown	\$52,216.64	\$433,762.45
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$52,216.64	\$473,816.01
Sheffield Foreclosure Renovation, Inc.	\$52,216.64	\$473,816.01
Match Contributed	\$0.00	\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize \$800,000 in NSP funds for acquisition, rehabilitation and resale of approximately 4 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within Target Areas in the cities of Beaumont, Canyon Lake, Jurupa Valley, Lake Elsinore, Menifee, City of Perris, 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 Beaumont, Canyon Lake, Jurupa Valley, Lake Elsinore, Menifee, City of Perris, Temecula and unincorporated areas of the County, as defined in Riverside County's 2010-11 One Year Action Plan.

Activity Progress Narrative:

This LH25 activity for Sheffield Foreclosure Renovation, Inc. identifies properties sold to very low-income households. See previous activity 11-NSP3.1-05 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



Grantee Activity Number:	11-NSP3.1-06
Activity Title:	RHDC Group 8 - NSP3.1 LMMI

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
11-NSP3.1

Project Title:
Acq, Rehab, & Resale of SFD

Projected Start Date:
04/01/2013

Projected End Date:
02/01/2014

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Riverside Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,262,615.00
Total Budget	\$311,061.00	\$1,262,615.00
Total Obligated	\$311,061.00	\$1,105,548.14
Total Funds Drawdown	\$11,040.83	\$1,048,858.03
Program Funds Drawdown	\$0.00	\$603,500.75
Program Income Drawdown	\$11,040.83	\$445,357.28
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$254,370.89	\$1,048,858.03
Riverside Housing Development Corporation	\$254,370.89	\$1,048,858.03
Match Contributed	\$0.00	\$0.00

Activity Description:

Riverside Housing Development Corporation will utilize up to \$1,600,000 in NSP3 funds for acquisition, rehabilitation and resale of approximately 3 vacant, foreclosed and bank-owned single-family homes to low- to middle-income (LMMI) first time homebuyers within NSP3 Target Areas in the cities of Jurupa Valley, Lake Elsinore, Menifee, City of Perris, Temecula 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 NSP3 Target Areas in the cities of Jurupa Valley, Lake Elsinore, Menifee, City of Perris, Temecula and unincorporated areas, as defined in Riverside County's 2010-11 One Year Action Plan.

Activity Progress Narrative:

Riverside Housing Development Corporation (RHDC) has acquired 9 properties with an average purchase price discount of 1%. RHDC has obligated 100% of its NSP3 budget and 81% has been drawn. RHDC has sold 7 properties to eligible households. Beneficiary information of 3 LMMI households are reported in DRGR# 11-NSP3.1-DPALMMI and 4 LH25 households are reported in DRGR# 11-NSP3.1-DPALH25. RHDC is continuing to market the remaining properties to eligible home buyers.

No new hires from the local vicinity for this reporting period. RHDC encourages licensed contractors to seek new hires from the local vicinity of each project. RHDC contractors employ on average 10-15 employees per home directly including subcontractors in the local vicinity. RHDC has strived to work with local businesses requiring 35% of contracts to purchase from



businesses within a ten mile radius.

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: 11-NSP3.1-06-LH25
Activity Title: RHDC Group 8 - NSP3.1 VL

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 11-NSP3.1
Projected Start Date:
 10/01/2012
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Under Way
Project Title:
 Acq, Rehab, & Resale of SFD
Projected End Date:
 08/03/2014
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	\$1,257,385.00
Total Budget	(\$311,061.00)	\$1,257,385.00
Total Obligated	(\$311,061.00)	\$1,257,385.00
Total Funds Drawdown	\$16,731.39	\$979,200.73
Program Funds Drawdown	\$0.00	\$420,814.81
Program Income Drawdown	\$16,731.39	\$558,385.92
Program Income Received	\$0.00	\$0.00
Total Funds Expended	(\$224,253.12)	\$979,200.73
Riverside Housing Development Corporation	(\$224,253.12)	\$979,200.73
Match Contributed	\$0.00	\$0.00

Activity Description:

Riverside Housing Development Corporation will utilize \$800,000 in NSP funds for acquisition, rehabilitation and resale of approximately 5 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first time homebuyers within NSP3 Target Areas in the cities of Jurupa Valley, Lake Elsinore, Menifee, City of Perris, Temecula 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 NSP3 Target Areas in the cities of Jurupa Valley, Lake Elsinore, Menifee, City of Perris, Temecula and unincorporated areas, as defined in Riverside County's 2010-11 One Year Action Plan.

Activity Progress Narrative:

This LH25 activity for RHDC identifies properties sold to very low-income households. See previous activity 11-NSP3.1-06 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



Grantee Activity Number:	11-NSP3.1-BKT
Activity Title:	NSP3 Bucket for Acq, Rehab & Resale

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
11-NSP3.1

Project Title:
Acq, Rehab, & Resale of SFD

Projected Start Date:
02/28/2011

Projected End Date:
02/28/2014

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, 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	\$335,000.00	\$10,002,196.15
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 \$10 million in NSP3 program income and committed \$4 million at the current reporting period.

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:	11-NSP3.1-DPALH25
Activity Title:	NSP3 Purchase Price Assistance (LH25)

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

11-NSP3.1

Projected Start Date:

02/28/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acq, Rehab, & Resale of SFD

Projected End Date:

02/28/2014

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	\$1,064,807.00
Total Budget	(\$86,000.00)	\$1,064,807.00
Total Obligated	\$136,500.00	\$994,807.00
Total Funds Drawdown	\$136,500.00	\$994,807.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$136,500.00	\$994,807.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$139,500.00	\$997,807.00
Riverside County Economic Development Agency - Housing	\$139,500.00	\$997,807.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will capture and group all resale properties that are part of the NSP3 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 2010-11 One Year Action Plan.

Activity Progress Narrative:

This activity will track the disposition of acquired and rehabilitated properties to very low-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 31 properties were sold to extremely low- and very low-income first-time home buyers. Of the 31 properties, 17 were non-Habitat properties with a total purchase price assistance of \$994,807 with an average



purchaseprice assistance of \$58,518.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	1		31/29	
# of Singlefamily Units	1		31/29	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	0	1	31/29	0/0	31/29	100.00
# Owner Households	1	0	1	31/29	0/0	31/29	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
365 N. 4th Street	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:	11-NSP3.1-DPALMMI
Activity Title:	NSP3 Purchase Price Assistance (LMMI)

Activity Category: Homeownership Assistance to low- and moderate-income	Activity Status: Under Way
Project Number: 11-NSP3.1	Project Title: Acq, Rehab, & Resale of SFD
Projected Start Date: 02/28/2011	Projected End Date: 02/28/2014
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, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,988,600.00
Total Budget	\$42,200.00	\$1,988,600.00
Total Obligated	\$42,200.00	\$1,988,600.00
Total Funds Drawdown	\$42,200.00	\$1,988,600.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$42,200.00	\$1,988,600.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$42,200.00	\$1,988,600.00
Riverside County Economic Development Agency - Housing	\$42,200.00	\$1,988,600.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will capture and group all resale properties that are part of the NSP3 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 2010-11 One Year Action Plan.

Activity Progress Narrative:

As of December 31, 2014, a total of 37 properties have been sold to low- to middle-income first-time home buyers with a total purchase price assistance of \$1,988,600. The average purchase price assistance to a LMMI household is \$53,746.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	37/33
# of Singlefamily Units	1	37/33

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	8/0	29/33	37/33	100.00
# Owner Households	0	1	1	8/0	29/33	37/33	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
1013 W. George St	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	

Project # / Title: 11-NSP3.4 / Acq, Reconst or New Const S-F & M-F Projects

Grantee Activity Number: 11-NSP3.4-01

Activity Title: Geordie Way SFD

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3.4

Projected Start Date:

06/30/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acq, Reconst or New Const S-F & M-F Projects

Projected End Date:

06/30/2016

Completed Activity Actual End Date:

Responsible Organization:

Housing Authority of the County of Riverside



Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$241,000.00
Total Budget	\$241,000.00	\$241,000.00
Total Obligated	\$241,000.00	\$241,000.00
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
Housing Authority of the County of Riverside	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Housing Authority of the County of Riverside (Housing Authority) will utilize \$241,000 in NSP3 funds for the rehabilitation of a single family home located at 9411 Geordie Way in the City of Jurupa Valley. The Property was acquired by the Housing Authority for one dollar (\$1.00) through the U.S. Department of Housing and Urban Development Dollar Homes initiative which helps local governments to foster housing opportunities for low to moderate income families. Housing Authority will sell the property to LMMI households whose incomes are at or below one-hundred twenty percent (120%) of the Area Median Income (AMI), adjusted by family size at the time of occupancy.

Location Description:

The property is located at 9411 Geordie Way, Riverside, CA92509, Assessor Parcel Number 173-090-014 and is approximately 1.09 acres.

Activity Progress Narrative:

On September 30, 2014, the Housing Authority was approved for the use of NSP3 funds for the rehabilitation of a single family home and to sell to a qualified first-time homebuyer.

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: 11-NSP3.6 / NSP Program Administration

Grantee Activity Number: 11-NSP3.6-01

Activity Title: NSP3 Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

11-NSP3.6

Project Title:

NSP Program Administration

Projected Start Date:

02/15/2011

Projected End Date:

02/27/2014

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Riverside County Economic Development Agency - Admin

Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,441,459.62
Total Budget	\$800.00	\$2,441,459.62
Total Obligated	\$46,300.00	\$2,433,327.07
Total Funds Drawdown	\$26,633.69	\$1,137,609.50
Program Funds Drawdown	\$6,510.74	\$448,525.45
Program Income Drawdown	\$20,122.95	\$689,084.05
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$25,944.98	\$1,137,609.50
Riverside County Economic Development Agency - Admin	\$25,944.98	\$1,137,609.50
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. The County has drawn 47% of the budget for administration.



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

