

Grantee: Riverside County, CA

Grant: B-11-UN-06-0504

October 1, 2011 thru December 31, 2011 Performance Report



Grant Number:

B-11-UN-06-0504

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

Riverside County, CA

Contract End Date:

02/28/2014

Review by HUD:

Reviewed and Approved

Grant Amount:

\$14,272,400.00

Grant Status:

Active

QPR Contact:

Yolanda C. Carlos

Estimated PI/RL Funds:

\$2,400,700.00

Total Budget:

\$16,673,100.00

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 and rehabilitation of foreclosed, blighted, vacant properties, or new construction of multi-family rental projects - \$0;
- (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.

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.

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.tlma.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: 951-955-3429
 Mailing Address: 3403 Tenth Street, Suite 500, Riverside, CA 92501

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$15,920,610.00
Total Budget	\$178,740.00	\$15,920,610.00
Total Obligated	\$5,023,327.00	\$12,504,739.00
Total Funds Drawdown	\$3,631,974.82	\$7,742,984.44
Program Funds Drawdown	\$3,500,542.42	\$7,611,552.04
Program Income Drawdown	\$131,432.40	\$131,432.40
Program Income Received	\$598,800.00	\$598,800.00
Total Funds Expended	\$3,631,105.30	\$7,741,742.72
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	\$266,593.74
Limit on State Admin	\$0.00	\$266,593.74

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,427,240.00	\$1,667,310.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$3,568,100.00	\$5,131,171.00

Overall Progress Narrative:

On February 28, 2011, Riverside County received a grant allocation of \$14,272,400 in NSP3 funds for the activities of acquisition, rehabilitation and resale of single family homes to first-time homebuyers and acquisition, rehabilitation of foreclosed, vacant, abandoned or blighted properties, or new construction of multi-family rental projects. NSP3 program was launched with the issuance of a Notice of Funding Availability for the first and fourth primary activities, as described in Riverside County's Substantial Amendment to the 2010-2011 One Year Action Plan of the 2009-2014 Consolidated Plan.

Since inception of NSP3, the County has identified 43 eligible properties and has received \$598,800 in gross program income. The County is required to set aside \$3,717,800 which is 25% of the program income plus the initial grant funds. A total of \$3,349,865 was obligated for very low-income acquisition and rehabilitation projects or 23% of the original NSP3 grant funds plus program income. Also, the County will allocate 10% of the program income towards administration.

The current status of NSP3 projects is as follows:

1. NSP3.1 for Acquisition, Rehabilitation and Resale of foreclosed single-family properties to first-time homebuyers. NSP3.1 was allocated a budget of \$12,845,160 and 100% obligated. To this date, 60% of NSP3.1 budget has been drawn. A total of 43 single-family homes have been identified. Of these, 3 homes have been sold to eligible households, 17 properties have completed rehabilitation, and 23 homes are undergoing rehabilitation. The discount rate for the acquisition of the properties was an average of 4.7%.

2. NSP3.6 for Administration was allocated \$1,427,240 in NSP3 funds and is currently 17% drawn.

Overall under NSP3.1, as of December 31, 2011, a total of 43 NSP eligible properties were acquired and obligated \$10,445,927 in NSP funds.



Progress Toward Activity Type Targets:

NSP3.1 - Acquisition, Rehab, Resale, FTHB: target 30 units, actual 43 units

Progress Toward National Objective Targets:

NSP Only - LMMI: target 151, actual 3

NSP Only - LH-25% Set-Aside: target 40, actual 0

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	\$3,344,216.56	\$13,034,160.00	\$3,344,216.56
11-NSP3.6, NSP Program Administration	\$156,325.86	\$1,427,240.00	\$156,325.86



Activities

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:

Under Way

Project Title:

Acq, Rehab, & Resale of SFD

Projected End Date:

03/03/2012

Completed Activity Actual End Date:

Responsible Organization:

Sheffield Foreclosure Renovation, Inc.

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$3,922,580.00
Total Budget	\$0.00	\$3,922,580.00
Total Obligated	\$1,422,580.00	\$3,922,580.00
Total Funds Drawdown	\$1,385,633.68	\$3,096,206.34
Program Funds Drawdown	\$1,368,533.65	\$3,079,106.31
Program Income Drawdown	\$17,100.03	\$17,100.03
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,221,561.03	\$3,056,254.13
Sheffield Foreclosure Renovation, Inc.	\$1,221,561.03	\$3,056,254.13
Match Contributed	\$0.00	\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize \$3,922,580 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:

Sheffield Foreclosure Renovation (Sheffield) has acquired a total of 16 properties. Sheffield has obligated 100% of its NSP budget and 78% has been drawn. Sheffield has sold 3 properties to eligible households, all of which were sold this quarter. Rehabilitation is complete on 7 properties. Sheffield continues to identify and market properties for resale.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	5	16/10
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	5	16/10
# of Singlefamily Units	5	16/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	1	2	3	1/0	2/10	3/10	100.00
# Owner Households	1	2	3	1/0	2/10	3/10	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
34011 Winterberry Ln	Lake Elsinore		California	92532-2596	Match / Y
30755 Lajoe St	Menifee		California	92584-8348	Match / Y
32363 Clear Water Dr	Lake Elsinore		California	92532-2555	Match / Y
			California	-	Not Validated / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number:	11-NSP3.1-01-LH25
Activity Title:	Sheffield Group 4 NSP3-1 (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:
09/27/2011

Projected End Date:
07/27/2013

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, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$311,245.00	\$311,245.00
Total Funds Drawdown	\$233,705.44	\$358,702.55
Program Funds Drawdown	\$233,705.44	\$358,702.55
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$239,486.42	\$239,486.42
Sheffield Foreclosure Renovation, Inc.	\$239,486.42	\$239,486.42
Match Contributed	\$0.00	\$0.00

Activity Description:

Sheffield foreclosure Renovation, Inc. will utilize \$1,000,000 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 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 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:

Sheffield has acquired a total of 2 properties. Sheffield has obligated 31% of its NSP budget and 24% has been drawn. Sheffield continues to identify, rehabilitate and market properties for resale.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 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

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$3,833,009.00

Total Budget

\$0.00

\$3,833,009.00

Total Obligated

\$1,126,316.00

\$3,626,314.00

Total Funds Drawdown

\$627,610.46

\$2,161,269.95

Program Funds Drawdown

\$627,610.46

\$2,161,269.95

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$724,963.64

\$2,345,478.43

Riverside Housing Development Corporation

\$724,963.64

\$2,345,478.43

Match Contributed

\$0.00

\$0.00

Activity Description:

Riverside Housing Development Corporation will utilize \$3,833,009 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 a total of 11 properties, rehabilitated 8 of the 11 properties, obligated 81% of the budget and drawn 60% of the budget. RHDC continues to identify, rehabilitate and market properties for resale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	11/15



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	11/15
# of Singlefamily Units	2	11/15

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/15	0/15	0
# Owner Households	0	0	0	0/0	0/15	0/15	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, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,089,571.00
Total Budget	\$0.00	\$1,089,571.00
Total Obligated	\$639,543.00	\$639,543.00
Total Funds Drawdown	\$273,573.87	\$359,977.50
Program Funds Drawdown	\$273,573.87	\$359,977.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$359,552.50	\$359,552.50
Riverside Housing Development Corporation	\$359,552.50	\$359,552.50
Match Contributed	\$0.00	\$0.00

Activity Description:

Riverside Housing Development Corporation will utilize \$1,089,571 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:

Riverside Housing Development Corporation (RHDC) has acquired a total of 3 properties, obligated 64% of the budget and drawn 36% of the budget. RHDC continues to identify, rehabilitate and market properties for resale.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	3	3/5

	This Report Period Total	Cumulative Actual Total / Expected Total



# of Housing Units	3	3/5
# of Singlefamily Units	3	3/5

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-NSP3.1-03

Activity Title: Habitat Riverside 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:

05/10/2011

Projected End Date:

05/10/2012

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Habitat for Humanity Riverside, Inc.

Overall

	Oct 1 thru Dec 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total Budget	\$0.00	\$1,500,000.00
Total Obligated	\$514,113.00	\$1,114,875.00
Total Funds Drawdown	\$458,360.36	\$753,893.14
Program Funds Drawdown	\$458,360.36	\$753,893.14
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$392,048.64	\$687,256.42
Habitat for Humanity Riverside, Inc.	\$392,048.64	\$687,256.42
Match Contributed	\$0.00	\$0.00

Activity Description:

Habitat for Humanity Riverside will utilize \$1,500,000 in NSP funds for acquisition, rehabilitation and resale of approximately 7 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. 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 2010-11 One Year Action Plan.

Activity Progress Narrative:

Habitat for Humanity Riverside (HFHR) has acquired a total of 5 properties, obligated 74% of the NSP budget and 50% has been drawn. HFHR continues to identify, rehabilitate and market the properties for resale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	5/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	2	5/7
# of Singlefamily Units	2	5/7

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-NSP3.1-04

Activity Title: Habitat Inland Valley NSP3-1

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

11-NSP3.1

Projected Start Date:

05/10/2011

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:

05/10/2012

Completed Activity Actual End Date:

Responsible Organization:

Habitat for Humanity Inland Valley, Inc.

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$1,500,000.00

Total Budget

\$0.00

\$1,500,000.00

Total Obligated

\$830,790.00

\$1,284,202.00

Total Funds Drawdown

\$382,432.78

\$632,671.22

Program Funds Drawdown

\$382,432.78

\$632,671.22

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$383,157.78

\$632,671.22

Habitat for Humanity Inland Valley, Inc.

\$383,157.78

\$632,671.22

Match Contributed

\$0.00

\$0.00

Activity Description:

Habitat for Humanity Inland Valley will utilize \$1,500,000 in NSP3 funds for acquisition, rehabilitation, and resale of approximately 7 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. 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 2010-11 One Year Action Plan.

Activity Progress Narrative:

Habitat for Humanity Inland Valley (Habitat Inland Valley) has acquired 6 properties, has obligated 86% of the NSP budget and drawn 42% of the budget. Habitat Inland Valley continues to identify, rehabilitate and market properties for resale.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	3	6/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total



# of Housing Units	3	6/7
# of Singlefamily Units	3	6/7

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

Project Number:

11-NSP3.1

Projected Start Date:

02/28/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

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, 2011	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	\$598,800.00	\$598,800.00
Total Funds Expended	\$0.00	\$0.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This is a bucket activity to hold unobligated NSP3 funds for the acquisition and rehabilitation of foreclosed or abandoned single family homes and sell them to income-eligible first-time homebuyers. The County will partner with various public and private non-profit organizations to carry out this activity, including, but not limited to the current County partners participating in the NSP3 program.

Location Description:

This activity will be available throughout the County of Riverside; however, the County will target those areas with a risk factor of 7 or more as defined in the greatest need determination. The program will be limited to the County's fourteen (14) cooperating cities and the unincorporated areas of the County of Riverside.

Activity Progress Narrative:

Primarily, the County has been using program income as it becomes available to fund NSP3 rehabilitation activities and home buyer assistance program. As a result, program funds are unencumbered from this activity bucket and become available for other NSP3 activities.

To date, the County has received approximately \$598,800 in NSP3 program income and committed \$178,740 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 Down Payment 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, 2011	To Date
Total Projected Budget from All Sources	N/A	\$41,600.00
Total Budget	\$0.00	\$41,600.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Riverside County Economic Development Agency - Housing	\$0.00	\$0.00
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), 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 30% of home sales price, is provided to eligible home buyers using program income net proceeds. Habitat for Humanity will provide financing to the home buyers and will not have an equity share restriction by the County of Riverside.

As of December 31, 2011, a total of zero (0) properties were sold to very low-income first-time home buyers with a total purchase price assistance of \$0.00.



Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/19	0/0	0/19	0
# Owner Households	0	0	0	0/19	0/0	0/19	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-DPALMMI
Activity Title:	NSP3 Down Payment Assistance (LMMI)

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 - LMMI

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, 2011	To Date
Total Projected Budget from All Sources	N/A	\$666,540.00
Total Budget	\$178,740.00	\$666,540.00
Total Obligated	\$178,740.00	\$178,740.00
Total Funds Drawdown	\$113,670.00	\$113,670.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$113,670.00	\$113,670.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$178,740.00	\$178,740.00
Riverside County Economic Development Agency - Housing	\$178,740.00	\$178,740.00
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), 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, 2011, a total of 3 properties have been sold to low- and moderate-income first-time home buyers with a total purchase price assistance of \$178,740.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	3/39



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	2	3	1/0	2/39	3/39	100.00
# Owner Households	1	2	3	1/0	2/39	3/39	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
30755 Lajoe St	Menifee		California	92584-8348	Match / Y
34011 Winterberry Ln	Lake Elsinore		California	92532-2596	Match / Y
32363 Clear Water Dr	Lake Elsinore		California	92532-2555	Match / Y

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



Grantee Activity Number: 11-NSP3.6-01

Activity Title: NSP3 Administration

Activity Category:

Administration

Project Number:

11-NSP3.6

Projected Start Date:

02/15/2011

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Program Administration

Projected End Date:

02/27/2014

Completed Activity Actual End Date:

Responsible Organization:

Riverside County Economic Development Agency - Admin

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$1,667,310.00

Total Budget

\$0.00

\$1,667,310.00

Total Obligated

\$0.00

\$1,427,240.00

Total Funds Drawdown

\$156,988.23

\$266,593.74

Program Funds Drawdown

\$156,325.86

\$265,931.37

Program Income Drawdown

\$662.37

\$662.37

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$131,595.29

\$242,303.60

 Riverside County Economic Development Agency - Admin

\$131,595.29

\$242,303.60

Match Contributed

\$0.00

\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Expenses incurred for payment of reasonable administrative costs related to the planning and execution of Neighborhood Stabilization Program activities. The County has drawn 17% 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

