

Apr 1, 2009 thru Jun 30, 2009 Performance Report

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

Obligation Date:

Grantee Name:
Riverside County, CA

Award Date:

Grant Amount:
\$48,567,786.00

Contract End Date:

Grant Status:
Active

Reviewed By HUD:
Original - In Progress

Submitted By:
No Submitter Found

Disasters:

Declaration Number

NSP

Plan Description:

Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) was signed by the President on July 30, 2008. Section 2301 - Emergency Assistance for the Redevelopment of Abandoned and Foreclosed Homes is referred to as the Neighborhood Stabilization Program (NSP). On September 26, 2008, the U.S. Department of Housing and Urban Development (HUD) announced that the County of Riverside would receive \$48,567,786 as part of the first round of the NSP. These targeted funds are being used to acquire foreclosed homes; demolish or rehabilitate abandoned properties; and to offer purchase price assistance to low-, moderate- and middle-income (LMMI) first-time homebuyers. As of October 21, 2008, there were more than 29,107 foreclosed properties (REO's) in the entire County of Riverside, nearly 3.8% of all housing units. The total number of REO properties within the County's program area was 18,004 (10,508 within the County's 14 participating cities and 7,486 within the unincorporated areas). The 18,004 units represent 4.1% of the total housing stock within Riverside County's program area.

Recovery Needs:

NSP funds will be used for the following primary activities, plus administration: (1) Acquisition, rehabilitation, and resale to first-time homebuyers - \$20,000,000; (2) Acquisition, rehabilitation, and rental to very low-income persons - \$1,855,000; (3) Neighborhood Stabilization Homeownership Program purchase price assistance - \$9,700,000; (4) Acquisition and rehabilitation of foreclosed, vacant multi-family properties, new construction of multi-family rental projects - \$12,157,000; (5) Redevelopment of vacant or demolished properties for non-residential uses including public facilities, commercial uses, or mixed residential and commercial uses. No specific amount of NSP funds have been allocated to this use at this time; and (6) NSP program administration: administration costs will not exceed 10% of the NSP grant and 10% of program income - \$4,855,786.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	26,990,650
Total CDBG Program Funds Budgeted	N/A	26,990,650
Program Funds Drawdown	354,437.91	354,437.91
Obligated CDBG DR Funds	354,437.91	354,437.91
Expended CDBG DR Funds	556,165.91	556,165.91
Match Contributed	0	0

Program Income Received	0	0
Program Income Drawdown	0	0

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99	23.08
Minimum Non-Federal Match	0	0
Limit on Public Services	7,285,167.9	0
Limit on Admin/Planning	4,856,778.6	354,437.91
Limit on State Admin	0	0

Progress Toward Activity Type Targets

Activity Type	Target	Actual
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Progress Toward National Objective Targets

National Objective	Target	Actual
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Overall Progress Narrative:

Riverside County launched its NSP program on March 17, 2009 with the issuance of a Notice of Funding Availability for the first, second and fourth primary activities, as described in Riverside County's Substantial Amendment to the 2008-2009 One Year Action Plan of the 2004-2009 Consolidated Plan, and announced the implementation of the Neighborhood Stabilization Homeownership Program (NSHP), the third objective for purchase price assistance to low-, moderate- and middle-income (LMMI) first-time homebuyers. The County launched an aggressive marketing campaign for NSP including 2,574 radio spots across 9 radio stations; 320,000 internet impressions in local online networks; 79 newsprint ads with 6 newspaper companies; 7 magazine advertisements in 3 home buying magazines; 6 promenade mall advertisements at two prominent commercial locations; and 6 roadside billboards along major freeways in the County. The County also procured and certified an extensive list of participating lenders, contractors, and homebuyer education providers. During the quarter of April 1, 2009 thru June 30, 2009 (the "April-June 2009 Quarter"), a total of 9 NSP projects were committed by the County and fully obligated the entire allocation of \$20 million for the first primary activity of acquisition, rehabilitation, and resale to LMMI first-time homebuyers. During the April-June 2009 Quarter, the County committed a total of \$100,864 in purchase price assistance for 3 LMMI first-time homebuyers. An additional 5 NSP projects were slated for approval in the early part of July 2009.

Project Summary

Project#, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
09-NSP01, Acq, Rehab, Resale, FTHB	20,000,000	0	20,000,000	0
09-NSP01-001-4th, Los Portales	0	0	0	0
09-NSP02, Acq, Rehab, Rental	1,855,000	0	1,855,000	0
09-NSP03, Enhanced FTHB	9,700,000	0	9,700,000	0
09-NSP04, Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	12,157,000	0	12,157,000	0
09-NSP05, Redevelopment for Public Facilities	0	0	0	0
09-NSP06, Administration	4,855,786	354,437.91	4,855,786	354,437.91
09-NSP06, Administration	0	0	0	0
09-NSP06 Draw-01, NSP Admin Draw-	0	0	0	0

01

9999, Restricted Balance

0

0

0

0

BCKT, Bucket Project

-97,135,572

0

-48,567,786

0

Project/Activity Index:

Project #	Project Title	Grantee Activity #	Activity Title
09-NSP01	Acq, Rehab, Resale, FTHB	09-NSP01-001	Housing Authority - Los Portales, NSP1-09-002-4th
		09-NSP01-002	DHS RDA, NSP1-09-001-5th
		09-NSP01-003	CVHC, NSP1-09-003-4th
		09-NSP01-004	NPHS, NSP1-09-002-5th
		09-NSP01-005	Housing Authority, NSP1-09-00-1235
		09-NSP01-006	RDHC Valle Vista, NSP01-09-001-1st
		09-NSP01-007	Norco Redevelopment Agency, NSP01-09-001-2nd
		09-NSP01-008	RHDC Valle Vista, NSP01-09-001-3rd
		09-NSP01-009	City of Indio, NSP01-09-001-4th
09-NSP03	Enhanced FTHB	09-NSP03-001	NSP-03-001 Harding, Nickolas & Tomi
		09-NSP03-003	NSP-03-003 Spence, Chris
		09-NSP03-005	NSP-03-005 Rosado, Jessica
09-NSP06	Administration	09-NSP0601	NSP Admin Draws
		09-NSP0602	09-NSP06-Administration Draw #2
09-NSP06 Draw-01	NSP Admin Draw-01	09-NSP06-Administration	09-NSP06-Administration
BCKT	Bucket Project	09-NSP03-NSHP	09-NSP03-NSHP

Activities**Grantee Activity Number:**

09-NSP01-001

Activity Title:

Housing Authority - Los Portales, NSP1-09-002-4th

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

07/02/2009

Projected End Date:

07/02/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite 400
Riverside, CA 92507 Phone: 951.955.8916 Fax:
951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	2,400,000
Total CDBG Program Funds Budgeted	N/A	2,400,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/11
# of housing units	0	0	0	0/0	0/0	0/11
# of Households benefitting	0	0	0	0/0	0/11	0/11

Activity Description:

The Housing Authority of the County of Riverside will utilize \$2,400,000 in NSP funds for acquisition, rehabilitation and resale of approximately 11 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers in the city of Cathedral City. NSP assisted units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Housing Authority of the County of Riverside (HACR) on June 2, 2009. HACR has identified 9 eligible properties and has submitted initial offers accepted by the bank that holds title for the properties. Escrow for the 9 properties is expected to open within the next few days and close within 60 days. Rehabilitation is expected to begin immediately upon purchase of the properties. HACR is also working to identify potential first-time homebuyers for the properties.

Activity Location:

Address	City	State	Zip
Designated target areas	Cathedral City	NA	92234

Other Funding Sources Budgeted - Detail

Match Sources

Amount

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-002

Activity Title:

DHS RDA, NSP1-09-001-5th

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite 400
Riverside, CA 92507 Phone: 951.955.8916 Fax:
951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	2,800,000
Total CDBG Program Funds Budgeted	N/A	2,800,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

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

Activity Description:

The City of Desert Hot Springs Redevelopment Agency will utilize \$2,800,000 in NSP funds for acquisition, rehabilitation and resale of approximately 23 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in Desert Hot Springs, CA. NSP assisted units will be sold to qualified LMMI first-time homebuyers whose income do not exceed 120% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the City of Desert Hot Springs Redevelopment Agency (DHS) on June 16, 2009. DHS is currently working on identifying eligible properties to purchase. No homes have been purchased as of June 30, 2009. DHS is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
Designated target areas	Desert Hot Springs	NA	92240

Other Funding Sources Budgeted - Detail

Match Sources Amount

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-003

Activity Title:

CVHC, NSP1-09-003-4th

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic

Development Agency 1325 Spruce Street, Suite 400
 Riverside, CA 92507 Phone: 951.955.8916 Fax:
 951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	2,500,000
Total CDBG Program Funds Budgeted	N/A	2,500,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/20
# of housing units	0	0	0	0/0	0/0	0/20
# of Households benefitting	0	0	0	0/0	0/20	0/20

Activity Description:

The Coachella Valley Housing Coalition will utilize \$2,500,000 in NSP funds for acquisition, rehabilitation and resale of approximately 20 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in Thousand Palms and the unincorporated areas of the Desert Hot Springs Target Area. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Coachella Valley Housing Coalition (CVHC) on June 16, 2009. CVHC is currently working on identifying eligible properties to purchase. No homes have been purchased as of June 30, 2009. CVHC is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
Designated target areas	Thousand Palms	NA	92276

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-004

Activity Title:

NPHS, NSP1-09-002-5th

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite 400
Riverside, CA 92507 Phone: 951.955.8916 Fax:
951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	1,368,000
Total CDBG Program Funds Budgeted	N/A	1,368,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/6
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

Activity Description:

The Neighborhood Partnership Housing Services will utilize \$1,368,000 in NSP funds for acquisition, rehabilitation and resale of approximately 20 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within Target Areas in the City of Perris. NSP

Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Neighborhood Partnership Housing Services (NPHS) on June 16, 2009. NPHS is currently working on identifying eligible properties to purchase. No homes have been purchased as of June 30, 2009. NPHS is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
Designated target areas	Perris	NA	92570

Other Funding Sources Budgeted - Detail

Match Sources Amount

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-005

Activity Title:

Housing Authority, NSP1-09-00-1235

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite 400
Riverside, CA 92507 Phone: 951.955.8916 Fax:
951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	3,000,000
Total CDBG Program Funds Budgeted	N/A	3,000,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/12
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/0	0/12	0/12

Activity Description:

The Housing Authority of the County of Riverside will utilize \$3,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 20 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in Lake Elsinore, Canyon Lake, Temecula, Beaumont, Rubidoux, Murrieta, San Jacinto, Eastvale, Home Gardens, and French Valley. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Housing Authority of the County of Riverside (HACR) on June 16, 2009. HACR is currently working on identifying eligible properties to purchase. No homes have been purchased as of June 30, 2009. HACR is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
Designated target areas	Various cities in western Riverside County	NA	99999

Other Funding Sources Budgeted - Detail

Match Sources **Amount**

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-006

Activity Title:

RDHC Valle Vista, NSP01-09-001-1st

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite 400
Riverside, CA 92507 Phone: 951.955.8916 Fax:
951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	2,800,000
Total CDBG Program Funds Budgeted	N/A	2,800,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/15
# of housing units	0	0	0	0/0	0/0	0/15
# of Households benefitting	0	0	0	0/0	0/15	0/15

Activity Description:

The Riverside Housing Development Corporation will utilize \$2,800,000 in NSP funds for acquisition, rehabilitation and resale of approximately 15 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the city of Lake Elsinore. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the city of Lake Elsinore as defined in Riverside County's 2008-2009 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Riverside Housing Development Corporation (RHDC) on June 16, 2009. RHDC is currently working on identifying eligible properties to purchase. No homes have been purchased as of June 30, 2009. RHDC is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
Designated target areas	Lake Elsinore	NA	92530

Other Funding Sources Budgeted - Detail**Match Sources** **Amount**

No Other Match Funding Sources Found

Other Funding Sources **Amount**

No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-007

Activity Title:

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

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic Development Agency 1325 Spruce Street, Suite 400 Riverside, CA 92507 Phone: 951.955.8916 Fax: 951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	1,627,000

Total CDBG Program Funds Budgeted	N/A	1,627,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/6
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

Activity Description:

The Norco Redevelopment Agency will utilize \$1,627,000 in NSP funds for acquisition, rehabilitation and resale of approximately 6 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the city of Norco. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Norco Redevelopment Agency (Norco) on June 16, 2009. Norco is currently working on identifying eligible properties to purchase. No homes have been purchased as of June 30, 2009. Norco is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
Designated target areas	Norco	NA	92860

Other Funding Sources Budgeted - Detail

Match Sources **Amount**

No Other Match Funding Sources Found

Other Funding Sources **Amount**

No Other Funding Sources Found

Grantee Activity Number:

09-NSP01-008

Activity Title:

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

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

06/16/2009

Projected End Date:

06/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite 400
Riverside, CA 92507 Phone: 951.955.8916 Fax:
951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	2,000,000
Total CDBG Program Funds Budgeted	N/A	2,000,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/0	0/10	0/10

Activity Description:

The Riverside Housing Development Corporation will utilize \$2,000,000 in NSP funds for acquisition, rehabilitation and resale of approximately 10 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the community of Valle Vista. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

Designated target areas within the community of Valle Vista as defined in Riverside County's 2008-2009 One

Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the Riverside Housing Development Corporation (RHDC) on June 16, 2009. RHDC has identified one (1) single-family property and is awaiting appraisal results. RHDC is currently working on identifying eligible properties to purchase. No homes have been purchased as of June 30, 2009. RHDC is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
Designated target areas	Valle Vista	NA	92544

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources	Amount
No Other Funding Sources Found	

Grantee Activity Number:
09-NSP01-009

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

Activity Category:
Acquisition - buyout of residential properties

Activity Status:
Under Way

Project Number:
09-NSP01

Project Title:
Acq, Rehab, Resale, FTHB

Projected Start Date:
06/23/2009

Projected End Date:
06/23/2010

National Objective:
NSP Only - LMMI

Responsible Organization:
Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite 400
Riverside, CA 92507 Phone: 951.955.8916 Fax:
951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	1,505,000
Total CDBG Program Funds Budgeted	N/A	1,505,000
Program Funds Drawdown	0	0

Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/16
# of housing units	0	0	0	0/0	0/0	0/16
# of Households benefitting	0	0	0	0/0	0/16	0/16

Activity Description:

The City of Indio will utilize \$2,800,000 in NSP funds for acquisition, rehabilitation and resale of approximately 16 vacant, foreclosed and bank-owned single-family homes to low-, moderate- and middle-income (LMMI) first-time homebuyers within target areas in the city of Indio. NSP Assisted Units will be sold to qualified LMMI first-time homebuyers whose incomes do not exceed 120% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale with the City of Indio (Indio) on June 23, 2009. Indio has identified two (2) single-family properties and is preparing to submit for appraisal. Indio is currently working on identifying eligible properties to purchase. No homes have been purchased as of June 30, 2009. Indio is also working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
Designated target areas	Indio	NA	92201

Other Funding Sources Budgeted - Detail

Match Sources Amount

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number:

09-NSP03-001

Activity Title:

NSP-03-001 Harding, Nickolas & Tomi

Activity Category:

Homeownership assistance to low- and moderate-income households

Activity Status:

Under Way

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

07/09/2009

Projected End Date:

08/09/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite 400
Riverside, CA 92507 Phone: 951.955.8916 Fax:
951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	52,000
Total CDBG Program Funds Budgeted	N/A	52,000
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	52,000	52,000
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

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

Activity Description:

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside County.

Location Description:

40190 Jonah Way, Murrieta, CA 92563

Activity Progress Narrative:

Awaiting execution of all legal documents. Activity is using optional rehabilitation component and is pending bids from EDA Contractors.

Activity Location:

Address	City	State	Zip
40190 Jonah Way	Murrieta	NA	92563

Other Funding Sources Budgeted - Detail

Match Sources **Amount**

No Other Match Funding Sources Found

Other Funding Sources **Amount**

No Other Funding Sources Found

Grantee Activity Number:

09-NSP03-003

Activity Title:

NSP-03-003 Spence, Chris

Activity Category:

Homeownership assistance to low- and moderate-income households

Activity Status:

Under Way

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

07/07/2009

Projected End Date:

08/07/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic Development Agency 1325 Spruce Street, Suite 400 Riverside, CA 92507 Phone: 951.955.8916 Fax: 951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	25,500
Total CDBG Program Funds Budgeted	N/A	25,500
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	25,500	25,500
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

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

Activity Description:

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside County.

Location Description:

114 Anchor Court, San Jacinto, CA 92583

Activity Progress Narrative:

Expected to close on July 23, 2009. Awaiting closing package from escrow. Activity is using optional rehabilitation component and is pending bids from EDA Contractors.

Activity Location:

Address	City	State	Zip
114 Anchor Court	San Jacinto	NA	92583

Other Funding Sources Budgeted - Detail

Match Sources Amount

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number:

09-NSP03-005

Activity Title:

NSP-03-005 Rosado, Jessica

Activity Category:

Homeownership assistance to low- and moderate-income households

Activity Status:

Under Way

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

07/07/2009

Projected End Date:

08/07/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic

Development Agency 1325 Spruce Street, Suite 400
 Riverside, CA 92507 Phone: 951.955.8916 Fax:
 951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	23,364
Total CDBG Program Funds Budgeted	N/A	23,364
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	23,364	23,364
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

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

Activity Description:

Provide purchase price assistance as a silent-second to low-, moderate- and middle-income first-time homebuyers of vacant foreclosed homes within designated target areas of Riverside County.

Location Description:

33580 Willow Have Lane, Unit 102, Murrieta, CA 92563

Activity Progress Narrative:

Activity is using optional rehabilitation component and is pending bids from EDA Contractors. Closing of escrow is pending receipt of wire from EDA to escrow.

Activity Location:

Address	City	State	Zip
33580 Willow Haven Ln, #102	Murrieta	NA	92563

Other Funding Sources Budgeted - Detail

Match Sources Amount

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number:

09-NSP03-NSHP

Activity Title:

09-NSP03-NSHP

Activity Category:

Homeownership assistance to low- and moderate-income households

Activity Status:

Under Way

Project Number:

BCKT

Project Title:

Bucket Project

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Emilio Ramirez Riverside County Economic
Development Agency 1325 Spruce Street, Suite 400
Riverside, CA 92507 Phone: 951.955.8916 Fax:
951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	0
Total CDBG Program Funds Budgeted	N/A	0
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	100,864	100,864
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	7	0/0	0/0	7/190

Activity Description:

The County of Riverside will offer a financing mechanism to eligible first-time homebuyers to directly acquire vacant, foreclosed or abandoned single-family homes. The Enhanced First Time Home Buyer Program, renamed as the Neighborhood Stabilization Homeownership Program (NSHP), provides purchase price assistance to low-, moderate- and middle-income (LMMI) households that have not owned homes within the last three-year period. The program is available for households with an annual income that is no greater than 120% of the area median income as published by HUD. NSHP provides 20% of the purchase price with a 15-year affordability period as 0%, "silent second" loan plus an optional rehabilitation component to enhance the physical appearance of the home and remove all health and safety concerns as listed in the Housing Quality Standards (HQS) in the form of a "silent second" mortgage. The total amount of assistance for each home will not exceed \$75,000 (which includes both purchase price assistance and rehabilitation). A variety of media will be used to inform the public and potential homebuyers of the homebuyer assistance program. Brochures in English and Spanish will be distributed to businesses, schools, and other public areas. The County will partner

with community organizations, employment centers, fair housing groups, lenders, realtors and housing counseling agencies which will be in the forefront of disseminating information about the NSHP. This activity will be available throughout the County of Riverside; however, we will target those areas with a risk factor of 7 or more as defined in the greatest need determination section above. Homes may require minimal rehabilitation to improve sustainability and attractiveness of housing and neighborhoods. Single-family homes must have been foreclosed upon, bank-owned and certified as vacant for a period of 90 days. The County will give priority to properties constructed after January 1, 2000; older dwellings are eligible if they are suitable for renovation and if rehabilitation costs are reasonable. However, all properties must be post-1978 and must not be listed on, or eligible for listing on, the National Register of Historic Places. The current market appraised value is the value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the Uniform Relocation Act at 49 CFR 24.103 and completed within 60 days prior to a final offer made for the property by a grantee, sub recipient, developer, or individual homebuyer. Properties must be purchased at a discount rate below the current market-appraised value. The environmental effects of each activity carried out with NSP funds must be assessed in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and related authorities listed at 24 CFR Part 58. Projects may be required to comply with Laws and Authorities of §58.5: Historic Preservation, Floodplain & Wetlands, Coastal Zone, Aquifers, Endangered Species, Rivers, Air, Farmlands, HUD Environmental Standards and Environmental Justice. Each homebuyer must receive and complete at least 8 hours of homebuyer counseling from a HUD-approved housing counseling agency before obtaining a mortgage loan. The homebuyer will obtain a mortgage loan from a lender who agrees to comply with the bank regulators' guidance for non-traditional mortgages.

Location Description:

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

Activity Progress Narrative:

As of July 13, 2009, Riverside County Economic Development Agency has received a total of 7 NSHP applications. Of these 7 applications, 3 have funds reserved, 3 are in process and 1 has been declined. The 3 files for which funds have been reserved are each utilizing the optional repair component. Each file is currently pending bids from EDA approved contractors for NSHP minor home repair and is scheduled to close upon receipt of signed legal documents and wire transfer of funds into escrow. The total combined purchase price assistance for these 3 files is \$100,864 and the total combined repair assistance is to be determined, not to exceed \$124,136. Of the 3 files which are in process, 1 is pending approval of the lender who will be providing the buyer's first mortgage loan. One (1) is pending receipt of the appraisal establishing fair market value of the property to insure that the purchase price is adequately discounted. One (1) file is pending written agreement between buyer and seller as to the purchase price based on the fair market value of the home as per the appraisal acquired on behalf of EDA. The initial purchase price of this file did not meet the 1% discount requirement. One (1) file was declined because the buyer was determined to not meet the first-time homebuyer requirement. EDA continues to promote NSHP with various media advertising, lender training sessions and outreach to community real estate offices and realtor boards.

Activity Location:

Address	City	State	Zip
1325 Spruce St., Suite 400	Riverside	NA	92507

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources**Amount**

No Other Funding Sources Found

Grantee Activity Number:

09-NSP06-Administration

Activity Title:

09-NSP06-Administration

Activity Category:

Administration

Activity Status:

Cancelled

Project Number:

09-NSP06 Draw-01

Project Title:

NSP Admin Draw-01

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

National Objective:

N/A

Responsible Organization:

Suzanne Holland sholland@rivcoeda.org John Thurman
 jthurman@rivcoeda.org Riverside County Economic
 Development Agency 1325 Spruce Street, Suite 400
 Riverside, CA 92507 Phone: 951.955.8916 Fax:
 951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	0
Total CDBG Program Funds Budgeted	N/A	0
Program Funds Drawdown	0	0
Obligated CDBG DR Funds	0	0
Expended CDBG DR Funds	0	0
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
No Performance Measures Found						

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:

Countywide

Activity Progress Narrative:

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

Activity Location:

Address	City	State	Zip
1325 Spruce St., Suite 400	Riverside	NA	92507

Other Funding Sources Budgeted - Detail

Match Sources	Amount
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No Other Match Funding Sources Found

Other Funding Sources	Amount
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No Other Funding Sources Found

Grantee Activity Number:

09-NSP0601

Activity Title:

NSP Admin Draws

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09-NSP06

Project Title:

Administration

Projected Start Date:

05/11/2009

Projected End Date:

05/11/2013

National Objective:

N/A

Responsible Organization:

Suzanne Holland sholland@rivcoeda.org John Thurman
jthurman@rivcoeda.org Riverside County Economic
Development Agency 1325 Spruce Street, Suite 400
Riverside, CA 92507 Phone: 951.955.8916 Fax:
951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	4,663,590.65
Total CDBG Program Funds Budgeted	N/A	4,663,590.65
Program Funds Drawdown	162,242.56	162,242.56
Obligated CDBG DR Funds	162,242.56	162,242.56
Expended CDBG DR Funds	162,242.56	162,242.56
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
No Performance Measures Found						

Activity Description:

Administration activities, draw #1.

Location Description:

1325 Spruce St, Suite 400, Riverside, CA 92507.

Activity Progress Narrative:

Expenses incurred for payment of reasonable administrative costs related to the planning and execution of Neighborhood Stabilization Program activities. (This activity was set up prior to using a "bucket-type" of activity for administrative expenses.)

Activity Location:

Address	City	State	Zip
1325 Spruce St., Suite 400	Riverside	NA	92507

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

No Other Funding Sources Found

Grantee Activity Number:

09-NSP0602

Activity Title:

09-NSP06-Administration Draw #2

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

09-NSP06

Project Title:

Administration

Projected Start Date:

05/01/2009

Projected End Date:

05/01/2014

National Objective:

N/A

Responsible Organization:

Suzanne Holland sholland@rivcoeda.org John Thurman
 jthurman@rivcoeda.org Riverside County Economic
 Development Agency 1325 Spruce Street, Suite 400
 Riverside, CA 92507 Phone: 951.955.8916 Fax:
 951.955.6686

	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	192,195.35
Total CDBG Program Funds Budgeted	N/A	192,195.35
Program Funds Drawdown	192,195.35	192,195.35
Obligated CDBG DR Funds	192,195.35	192,195.35
Expended CDBG DR Funds	192,195.35	192,195.35
Match Contributed	0	0
Program Income Received	0	0
Program Income Drawdown	0	0

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
	No Performance Measures Found					

Activity Description:

Administration Activities

Location Description:

Activity Progress Narrative:

Expenses incurred for payment of reasonable administrative costs related to the planning and execution of Neighborhood Stabilization Program activities. (This activity was set up prior to using a "bucket-type" of activity for administrative expenses.)

Activity Location:

Address	City	State	Zip
1325 Spruce St., Suite 400	Riverside	NA	92507

Other Funding Sources Budgeted - Detail

Match Sources	Amount
No Other Match Funding Sources Found	

Other Funding Sources

Amount

No Other Funding Sources Found