

Jul 1, 2009 thru Sep 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	48,567,786
Total CDBG Program Funds Budgeted	N/A	48,567,786
Program Funds Drawdown	1,707,427.03	2,061,864.94
Obligated CDBG DR Funds	1,729,812.03	2,084,249.94

Expended CDBG DR Funds	0	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	5.88
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 ("NSP-1, 2 and 4"), 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. During the quarter of July 1, 2009 thru September 30, 2009 (the "July-September 2009 Quarter"), the County partnered with 6 additional developer applicants to carry out NSP-1, 2 and 4 activities, committing \$12,843,316 in NSP funds, as follows:

NSP-1 for Acquisition, Rehabilitation and Resale of foreclosed single-family properties to first-time homebuyers.

- Habitat for Humanity Inland Valley
- Habitat for Humanity Riverside

NSP-2 for Acquisition, Rehabilitation and Rental of foreclosed single-family properties.

- Rancho Housing Alliance
- Inspire Life Skills Training

NSP-4 for Acquisition and Rehabilitation of foreclosed and vacant multi-family properties, or the construction of new multi-family rental projects.

- BIASA, L.P.
- Bridge Housing

Under NSP-1, 2 and 4, as of September 30, 2009, a total of 7 NSP eligible properties were identified and acquired utilizing approximately \$960,000 in NSP funds. A total of 5 single-family homes for approximately \$640,000 and an average of \$128,000 to acquire each unit. A total of 2 multi-unit properties were acquired under NSP-4 for approximately \$327,600 and an average of \$163,800. By October 31, an additional 11 properties are anticipated to be closed, including a foreclosed 60-unit multi-family complex.

Under NSHP, as of September 30, 2009, the County expended a total of \$318,145 (this figure excludes one transaction in which funds were drawn down but the file subsequently withdrew and did not close escrow). Of that, 7 homebuyers were provided with a total of \$225,366 in purchase price assistance. The average NSP expended for purchase price assistance is \$32,195.14 per unit. Four of these seven homes underwent minor rehabilitation. The total rehabilitation assistance was \$92,779. The average NSP expended in addition to purchase price assistance for minor rehabilitation is \$23,195 per unit.

Project Summary

Project#, Project Title

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	4,927,000	641,012.58	24,927,000	641,012.58
09-NSP02, Acq, Rehab, Rental	-1,321,000	0	534,000	0
09-NSP03, Enhanced FTHB	-126,316	241,530	9,573,684	243,150
09-NSP04, Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	-3,479,684	326,225	8,677,316	326,225
09-NSP06, Administration	0	498,659.45	4,855,786	851,477.36
9999, Restricted Balance	0	0	0	0
BCKT, Bucket Project	0	0	-48,567,786	0
CANCELLED - Duplicate, Administration	0	0	0	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	RHDC Lake Elsinore, 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-NSP01-010	Habitat Inland Valley, NSP01-09-001-1st-3rd-5th

		09-NSP01-011	Habitat Riverside, NSP01-09-002-2nd
09-NSP02	Acq, Rehab, Rental	09-NSP02-001	Inspire Norco, NSP02-09-001-2nd
		09-NSP02-002	Rancho Housing, NSP02-09-001-4th
09-NSP03	Enhanced FTHB	09-NSP03-001	NSP-03-001
		09-NSP03-003	NSP-03-003
		09-NSP03-005	NSP-03-005
		09-NSP03-NSHP	09-NSP03-NSHP BUCKET
09-NSP04	Acq/Rehab, Frclsd, Vac, or Multi-fam Rental	09-NSP04-001	Rancho Housing, NSP04-09-001-4th-5th
		09-NSP04-002	Hacienda Hills, NSP04-09-001-5th
		09-NSP04-Acq/Rehab,Frclsd,Vac,orMulti-FamRent	09-NSP04-BUCKET Acq/Rehab,Frclsd,Vac,orMulti-FamRe
09-NSP06	Administration	09-NSP0601	NSP Admin Draws
		09-NSP0602	09-NSP06-Administration Draw #2

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

	Jul 1 thru Sep 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 for acquisition. HACR is continuing to work on identifying additional eligible properties and potential first-time homebuyers.

Activity Location:

Address	City	State	Zip
26289 Rio Pecos Dr	Cathedral City	NA	92234
26352 Avenida Quintana	Cathedral City	NA	92234
26373 Rio Pecos Dr	Cathedral City	NA	92234
26244 Avenida Quintana	Cathedral City	NA	92234
67884 Rio Vista Dr	Cathedral City	NA	92234
26201 Rio Pecos Dr	Cathedral City	NA	92234
67632 Rio Vista Dr	Cathedral City	NA	92234
26288 Avenida Quintana	Cathedral City	NA	92234
26245 Rio Pecos Dr	Cathedral City	NA	92234

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-NSP01-002

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

	Jul 1 thru Sep 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 currently has two properties in escrow scheduled to close next month. DHS is continuing to work on identifying eligible properties to purchase and identifying potential first-time homebuyers.

Activity Location:

Address	City	State	Zip
66181 3rd Street	Desert Hot Springs	NA	92240
67540 San Andreas	Desert Hot Springs	NA	92240
11315 Bald Eagle Ln	Desert Hot Springs	NA	92240

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-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

	Jul 1 thru Sep 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 currently has two properties in escrow scheduled to close October 26, 2009. CVHC is continuing to work on identifying eligible properties to purchase and identifying potential first-time homebuyers.

Activity Location:

Address	City	State	Zip
15743 Via Montana	Desert Hot Springs	NA	92240
15725 Via Vista	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-NSP01-004

Activity Title:

NPBS, 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

	Jul 1 thru Sep 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 currently has 1 property in escrow scheduled to close November 9, 2009. Five potential properties have been submitted for appraisal. NPHS is continuing to work on identifying eligible properties to purchase and identifying potential first-time homebuyers.

Activity Location:

Address	City	State	Zip
29355 Grande Vista Ave	Menifee	NA	92584
29169 Peridot Cir	Menifee	NA	92584
29206 Eagle Rd	Menifee	NA	92584
29600 Mesa Verde Cir	Menifee	NA	92584
29625 Peacock Mountain Dr	Menifee	NA	92584
446 Serrana Rd	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

	Jul 1 thru Sep 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 currently has 5 properties in escrow scheduled to close November 2, 2009. HACR is continuing to work on identifying eligible properties to purchase and identifying potential first-time homebuyers.

Activity Location:

Address	City	State	Zip
641 Carmen Dr	San Jacinto	NA	92583
29337 Breakwater St	Lake Elsinore	NA	92530
1454 Fallbrook Rd	Beaumont	NA	92223
29245 Sandpiper Dr	Lake Elsinore	NA	92530
119 Holsteiner Ct	San Jacinto	NA	92582

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:

RHDC Lake Elsinore, 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

	Jul 1 thru Sep 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	161,219	161,219

Obligated CDBG DR Funds	161,219	161,219
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	1	0/0	0/0	1/15
# of housing units	0	0	1	0/0	0/0	1/15
# 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 has acquired one (1) property for rehabilitation and resale and has identified two (2) eligible properties for purchase. RHDC has begun rehabilitation and is working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
32410 Cape Dr	Lake Elsinore	NA	92530
19947 Crestwood Dr	Lake Elsinore	NA	92530
33166 Spinnaker Dr	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

	Jul 1 thru Sep 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	450	450
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 RDA) on June 16, 2009. Norco RDA identified one (1) potential property for purchase during the reporting period between July 1, 2009 and September 30, 2009. As of October 14, 2009, Norco RDA acquired its first property for rehabilitation and resale. Norco has identified an additional property to close in November 2009.

Activity Location:

Address	City	State	Zip
1220 Third St	Norco	NA	92860
1081 Third St	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

Jul 1 thru Sep 30,

To Date

	2009	
Total Projected Budget from All Sources	N/A	2,000,000
Total CDBG Program Funds Budgeted	N/A	2,000,000
Program Funds Drawdown	363,139.58	363,139.58
Obligated CDBG DR Funds	364,273.58	364,273.58
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	3	0/0	0/0	3/10
# of housing units	0	0	3	0/0	0/0	3/10
# 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 within target areas in the community of Valle Vista with the Riverside Housing Development Corporation (RHDC) on June 16, 2009. RHDC has acquired three (3) properties during the reporting period between July 1, 2009 and September 30, 2009 and has identified an additional four (4) potential properties for purchase. RHDC has begun rehabilitation and is working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
42781 Acacia Ave	Hemet	NA	92544
44487 Galicia Dr	Hemet	NA	92544
44514 Grovewood Cir	Hemet	NA	92544
24851 Tigris Ln	Hemet	NA	92544
24814 Danube Ct	Hemet	NA	92544
25557 Orangewood Ln	Hemet	NA	92544
43249 Etna Ct	Hemet	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

	Jul 1 thru Sep 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	116,204	116,204
Obligated CDBG DR Funds	116,204	116,204
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	1	0/0	0/0	1/16
# of housing units	0	0	1	0/0	0/0	1/16
# 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 on June 23, 2009. The City of Indio has acquired one (1) property during the reporting period between July 1, 2009 and September 30, 2009. The City of Indio has made 78 offers for properties in Indio and has identified an additional two (2) potential properties for purchase. The City of Indio is waiting for responses on 14 other offers. The City of Indio is preparing for rehabilitation work and is working on identifying potential homebuyers.

Activity Location:

Address	City	State	Zip
82339 Golden Rod Dr	Indio	NA	92201
47421 Lagoon Ct	Indio	NA	92201
81122 Palm Meadows Dr	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-NSP01-010

Activity Title:

Habitat Inland Valley, NSP01-09-001-1st-3rd-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:

07/14/2009

Projected End Date:

07/14/2010

National Objective:

NSP Only - LH - 25% Set-Aside

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

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	1,717,000
Total CDBG Program Funds Budgeted	N/A	1,717,000
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	0/0	0/11

Activity Description:

Habitat for Humanity Inland Valley will utilize \$1,717,000 in NSP funds for acquisition, rehabilitation and resale of approximately 10 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within target areas in the cities of Temecula, Perris and Lake Elsinore. 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 Temecula, Perris and Lake Elsinore, 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 Habitat for Humanity Inland Valley (Habitat) on July 14, 2009. During the reporting period between July 1, 2009 and September 30, 2009, Habitat has screened over 250 properties and inspected 100 properties. Habitat is currently preparing to close escrow on six (6) properties in November 2009. Habitat is waiting for responses on two (2) other offers and seeking additional properties for purchase.

Activity Location:

Address	City	State	Zip
956 Dolly Dr	Lake Elsinore	NA	92530
29510 Catano Rd	Menifee	NA	92584
29679 Sawgrass Cir	Murrieta	NA	92563
29789 Park City Ave	Menifee	NA	92584
29740 Sawgrass Cir	Murrieta	NA	92563
29693 Saint Andrews Ct	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-NSP01-011

Activity Title:

Habitat Riverside, NSP01-09-002-2nd

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

09-NSP01

Project Title:

Acq, Rehab, Resale, FTHB

Projected Start Date:

07/14/2009

Projected End Date:

07/14/2010

National Objective:

NSP Only - LH - 25% Set-Aside

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

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	1,915,000
Total CDBG Program Funds Budgeted	N/A	1,915,000
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	0/0	0/10

Activity Description:

Habitat for Humanity Riverside will utilize \$1,915,000 in NSP funds for acquisition, rehabilitation and resale of approximately 11 vacant, foreclosed and bank-owned single-family homes to very low-income (VLI) first-time homebuyers within target areas in the community of Rubidoux. NSP Assisted Units will be sold to qualified VLI first-time homebuyers whose incomes do not exceed 50% of the area median income for the County.

Location Description:

Designated target areas within the community of Rubidoux, 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 Habitat for Humanity Riverside (HFHR) on July 14, 2009. During the reporting period between July 1, 2009 and September 30, 2009, HFHR has made approximately 60 offers on properties in the Rubidoux area. HFHR is currently preparing to close escrow on one (1) property in November 2009. Habitat is waiting for responses on two (2) other offers and seeking additional properties for purchase.

Activity Location:

Address	City	State	Zip
3635 Crestmore Rd	Riverside	NA	92509
3453 Crestmore Rd	Riverside	NA	92509
5902 Sky Meadow St	Riverside	NA	92509

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-NSP02-001

Activity Title:

Inspire Norco, NSP02-09-001-2nd

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

09-NSP02

Project Title:

Acq, Rehab, Rental

Projected Start Date:

07/14/2009

Projected End Date:

07/14/2010

National Objective:

NSP Only - LH - 25% Set-Aside

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

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	330,000
Total CDBG Program Funds Budgeted	N/A	330,000
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	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

Activity Description:

Inspire Life Skills Training, a nonprofit public benefit corporation, will utilize \$330,000 in NSP funds for acquisition, rehabilitation and rental of one (1) vacant, foreclosed and bank-owned single-family home to very low-income (VLI) households within the target area of the City of Norco. NSP Assisted Units will be rented to qualified VLI households whose incomes do not exceed 50% of the area median income for the County.

Location Description:

Designated target areas within the City of 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 rental of a vacant, foreclosed and bank-owned single-family home with Inspire Life Skills Training (Inspire) on July 14, 2009. Inspire is currently seeking an eligible property within the target area of the City of Norco.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

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-NSP02-002

Activity Title:

Rancho Housing, NSP02-09-001-4th

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

09-NSP02

Project Title:

Acq, Rehab, Rental

Projected Start Date:

07/14/2009

Projected End Date:

07/14/2010

National Objective:

NSP Only - LH - 25% Set-Aside

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

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	204,000
Total CDBG Program Funds Budgeted	N/A	204,000
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	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

Activity Description:

Rancho Housing Alliance, a nonprofit public benefit corporation, will utilize \$204,000 in NSP funds for acquisition, rehabilitation and rental of one (1) vacant, foreclosed and bank-owned single-family home to very low-income (VLI) households within the target area of the City of Blythe. NSP Assisted Units will be rented to qualified VLI households whose incomes do not exceed 50% of the area median income for the County.

Location Description:

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

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and rental of a vacant, foreclosed and bank-owned single-family home with Rancho Housing Alliance (RHA) on July 14, 2009. RHA has identified one (1) eligible property within the target area of the City of Blythe. RHA is waiting for appraisal.

Activity Location:

Address	City	State	Zip
424 Chaparral Dr	Blythe	NA	92225

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

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

07/09/2009

Projected End Date:

09/28/2009

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

	Jul 1 thru Sep 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	52,000	52,000
Obligated CDBG DR Funds	52,000	52,000
Expended CDBG DR Funds	0	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	2/1
# of Households benefitting	1	0	1	2/1	0/0	2/1

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. Activity completed 10/1/09.

Location Description:

40190 Jonah Way, Murrieta, CA 92563

Activity Progress Narrative:

Escrow has closed and property is in rehabilitation and repair phase.

Activity Location:

Address	City	State	Zip
40190 Jonah Way	Murrieta	NA	92563

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-NSP03-003

Activity Title:

NSP-03-003

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

07/07/2009

Projected End Date:

09/28/2009

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

	Jul 1 thru Sep 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	25,500	25,500
Obligated CDBG DR Funds	25,500	25,500
Expended CDBG DR Funds	0	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		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	1	0	1	2/1	0/0	2/1

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. Activity completed 10/7/09.

Location Description:

114 Anchor Court, San Jacinto, CA 92583

Activity Progress Narrative:

Escrow has closed and property is in repair and rehabilitation phase.

Activity Location:

Address	City	State	Zip
114 Anchor Court	San Jacinto	NA	92583

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-NSP03-005

Activity Title:

NSP-03-005

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:**Project Title:**

Enhanced FTHB

09-NSP03

Projected Start Date:
07/07/2009

Projected End Date:
09/28/2009

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

	Jul 1 thru Sep 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	23,364	23,364
Obligated CDBG DR Funds	23,364	23,364
Expended CDBG DR Funds	0	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	2/1
# of Households benefitting	0	1	1	0/0	2/1	2/1

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. Activity completed 10/7/09.

Location Description:

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

Activity Progress Narrative:

Escrow has closed and property is in repair and rehabilitation phase.

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 BUCKET

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

09-NSP03

Project Title:

Enhanced FTHB

Projected Start Date:

01/01/2009

Projected End Date:

07/30/2013

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

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	9,472,820
Total CDBG Program Funds Budgeted	N/A	9,472,820
Program Funds Drawdown	140,666	142,286
Obligated CDBG DR Funds	160,657	160,657
Expended CDBG DR Funds	0	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	4	0/0	0/0	11/190

Activity Description:

The County of Riverside will offer a financing mechanism to eligible first-time homebuyers to directly acquire vacant, foreclosed single-family homes, condominiums or manufactured homes. The Enhanced First Time Home Buyer Program, renamed as the Neighborhood Stabilization Homeownership Program (NSHP), provides purchase price assistance to low-, moderate- and middle-income (LMMI) households that have not owned homes within the last three-year period. The program is available for households with an annual income that is no greater than 120% of the area median income as published by HUD. NSHP provides 20% of the purchase price with a 15-year affordability period as 0%, "silent second" loan plus an optional rehabilitation component to increase long term affordability by enhancing the physical appearance and energy efficiency of the home in the form of a "silent second" mortgage at 0% with a 15-year affordability period. 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:

New activities that have closed escrow: NSP03-004 72776 30th Ave, Thousand Palms CA 92276 for \$24,650 (rehab is pending) NSP03-006 23135 Twinflower Ave, Wildomar CA 92595 for \$35,640 plus \$37,131 rehab (rehab complete) and NSP03-011 30367; Buccaneer Bay Unit D, Murrieta CA 92563 for \$25,800.

New activities with reservations in place that are pending close of escrow: NSP03-007 29152 Quail Bluff Road, Menifee, CA 92584 for \$38,412 and NSP03-010 1497 Burns Ln, San Jacinto CA 92583 for \$34,400 (this file has subsequently withdrawn and will not close escrow).

New Activities with rehab that were set up under individual activity numbers for purchase price assistance and have closed escrow: 09-NSP03-001 40190 Jonah Way, Murrieta, CA 92563 rehab amount of \$18,371; 09-NSP03-003 114 Anchor Court, San Jacinto, CA 92583 rehab amount of \$26,076; 09-NSP03-005 33580 Willow Haven Lane #102, Murrieta, CA 92563 rehab amount of \$11,201.

Activity Location:

Address	City	State	Zip
29152 Quail Bluff Rd	Menifee	NA	92584
30367 Buccaneer Bay, Unit D	Murrieta	NA	92563
23135 Twinflower Ave	Wildomar	NA	92595
72776 30th Ave	Thousand Palms	NA	92276

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-NSP04-001

Activity Title:

Rancho Housing, NSP04-09-001-4th-5th

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP04

Project Title:

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

Projected Start Date:

07/14/2009

Projected End Date:

07/14/2010

National Objective:

NSP Only - LH - 25% Set-Aside

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

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	1,500,000
Total CDBG Program Funds Budgeted	N/A	1,500,000
Program Funds Drawdown	326,225	326,225
Obligated CDBG DR Funds	325,800	325,800
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	2	0/0	0/0	2/8
# of housing units	0	0	6	0/0	0/0	6/18
# of Households benefitting	0	0	0	0/18	0/0	0/18

Activity Description:

Rancho Housing Alliance, Inc. will utilize \$1,500,000 in NSP funds for acquisition and rehabilitation of approximately eight (8) vacant, foreclosed and bank-owned multi-family properties (Properties or Property) and rent approximately eighteen (18) units (Assisted Units) to very low-income (VLI) households within Target Areas, as shown hereof, in the cities of Desert Hot Springs and Cathedral City. NSP Assisted Units will be rented to households whose incomes do not exceed 50% of the area median income for the County.

Location Description:

Designated target areas within the cities of Cathedral City and Desert Hot Springs, CA, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

The County of Riverside committed NSP funds for the activity of acquisition, rehabilitation and resale within target areas in the cities of Cathedral City and Desert Hot Springs with Rancho Housing Alliance (RHA) on July 14, 2009. RHA has acquired two (2) properties during the reporting period between July 1, 2009 and September 30, 2009 and has acquired a third property on October 8, 2009. RHA has identified two (2) additional properties for acquisition. RHA has begun rehabilitation and is working on identifying potential renters.

Activity Location:

Address	City	State	Zip
68170 Calle Las Tiendas	Desert Hot Springs	NA	92240
68685 Cedar Rd	Cathedral City	NA	92234
66780 4th Street	Desert Hot Springs	NA	92240
32425 Monte Vista Ave	Cathedral City	NA	92234
13740 Mark Dr	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-NSP04-002

Activity Title:

Hacienda Hills, NSP04-09-001-5th

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

09-NSP04

Project Title:

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

Projected Start Date:

10/01/2009

Projected End Date:

10/01/2010

National Objective:

NSP Only - LH - 25% Set-Aside

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

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	4,677,316
Total CDBG Program Funds Budgeted	N/A	4,677,316
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	1	0/0	0/0	1/1
# of housing units	0	0	60	0/0	0/0	60/60
# of Households benefitting	0	0	0	0/59	0/0	0/59

Activity Description:

BIASA, L.P. (BIASA), a California limited partnership, will utilize \$4,677,316 in NSP funds to acquire and rehabilitate a partially completed, foreclosed and bank-owned 60-unit townhouse complex within a designated Target Area in the city of Desert Hot Springs and rent to low- and very low-income households ("Project" or "Hacienda Hills"). The Project consists of all two-bedroom units. One two-bedroom unit will be set aside for an on-site manager. The Project site is approximately 4.43 acres with Assessor Parcel number 642-081-006 located along Hacienda Drive, between Verbena Drive and Tamar Drive, in the City of Desert Hot Springs. The purchase price discount will be at least 15% below the current market appraised value as determined within 60 days of the date of the final purchase price offer. BIASA will reserve approximately 30 units for rent to very low-income households whose incomes do not exceed 50% of the area median income for the County,

adjusted by family size at the time of occupancy. Approximately 29 units will be for rent to low-income households whose incomes do not exceed 60% of the area median income for the County, adjusted by family size at the time of occupancy. The period of affordability of the Project will be for fifty-five (55) years.

Location Description:

Designated target areas within the City of Desert Hot Springs, as defined in Riverside County's 2008-09 One Year Action Plan.

Activity Progress Narrative:

During the reporting period between July 1, 2009 and September 30, 2009, the County of Riverside completed its environmental review of the Project and submitted a request for release of funds from HUD. As of October 14, 2009, the Project received Authorization to Use Grant Funds from HUD and on October 19, 2009, escrow closed and the property was acquired.

Activity Location:

Address	City	State	Zip
67150 Hacienda Ave	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-NSP04-Acq/Rehab,Frclsd,Vac,orMulti-FamRent

Activity Category:

Acquisition - general

Project Number:

09-NSP04

Projected Start Date:

01/01/2009

National Objective:

Low/Mod

Responsible Organization:

Emilio Ramirez Riverside County Economic Development Agency 1325 Spruce Street, Suite 400

Activity Title:

09-NSP04-BUCKET Acq/Rehab,Frclsd,Vac,orMulti-FamRe

Activity Status:

Planned

Project Title:

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

Projected End Date:

07/30/2013

Riverside, CA 92507 Phone: 951.955.8916 Fax:
951.955.6686

	Jul 1 thru Sep 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 housing units	0	0	0	0/0	0/0	0/120

Activity Description:

The County of Riverside will meet its requirement to set aside at least twenty-five percent (25%) of the NSP allocation to provide affordable housing to the population earning less than fifty percent (50%) area median income. The County will partner with various public and private development organizations to provide for the redevelopment or new construction of affordable multi-family rental projects. The County will use and operate this allocation of NSP funds in a form compatible with the use of HOME funds to the extent that NSP and HOME regulations do not contradict. All designated NSP units will be reserved and affordable to households earning less than 50% of the area median income. The County will require and monitor a regulatory agreement ensure an affordability period of at least fifty-five (55) years. NSP funds will be eligible for use in any aspect of development including land acquisition, soft development costs, and hard construction costs. Target Areas. This activity will be available throughout the County of Riverside; however, we will target those areas with a risk factor of seven (7) or more as defined in the greatest need determination section above. The program will be limited to the County's fourteen (14) cooperating cities and the unincorporated areas of the County of Riverside. Blighted structures. Unoccupied residential properties, vacant for a period of 90 days that may be inhabitable and require rehabilitation to improve sustainability and attractiveness of housing and neighborhoods. Vacant or demolished will also be included in the definition of blight. Eligible Properties. Blighted multi-family residential that have been foreclosed upon, bank-owned or real estate owned (REO) and certified as vacant for a period of 90 days. Vacant or demolished properties will also be eligible to the extent that those properties or developed as affordable, multi-family, rental projects. Appraisals. 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 an offer made for the property by a grantee, sub recipient, developer, or individual homebuyer. Discount. Properties must be purchased at a minimum average discount rate of 15% below the current market-appraised value. Displacement, relocation, and acquisition. The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Act (URA) and Real Property Acquisition Policies Act of 1970, and the implementing regulations at 24 CFR Part 42. All reasonable steps must be taken to minimize the displacement of persons as a result of activity assisted with NSP Funds. Environmental Review. 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. Rehabilitation Standards. Any NSP-assisted rehabilitation of a foreclosed-upon home or residential property shall be to the extent necessary to

comply with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability, in order to construct or redevelop properties. Construction or rehabilitation will strategically incorporate modern, green-building, and energy-efficiency improvements thereby providing increased sustainability and attractiveness of housing and neighborhoods. Labor Standards. Every contract for the rehabilitation of housing that includes 8 or more units assisted with NSP funds must contain a provision requiring the payment of not less than the wages prevailing in the locality, as predetermined by the Secretary of Labor pursuant to the Davis-Bacon Act. The Davis-Bacon Act requires that all contractors and subcontractors performing on federal contracts (and contractors or subcontractors performing on federally assisted contracts under the related Acts) in excess of \$2,000 pay their laborers and mechanics not less than the prevailing wage rates and fringe benefits, as determined by the Secretary of Labor, for corresponding classes of laborers and mechanics employed on similar projects in the area. Affordable Rents. The County of Riverside will adopt affordable rents as defined by the California Health and Safety Code Section 50053 (b) (2) as the minimal compliance with this standard. The maximum monthly allowances for utilities and services (excluding telephone) will not exceed utility allowance set by the Housing Authority of the County of Riverside. Income Restrictions. Very low income households whose incomes are at or below 50% of the area median income, adjusted by family size at the time of occupancy, for the County of Riverside. Terms of Affordability. The length of the affordability period shall be for minimum period of fifty-five (55) years.

Location Description:

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. 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:

This activity is used to hold unobligated NSP funds for a potential acquisition/rehab of a foreclosed, vacant multi-family rental project.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

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:

Activity Status:

Administration

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

	Jul 1 thru Sep 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	498,659.45	659,282.01
Obligated CDBG DR Funds	500,794.45	663,037.01
Expended CDBG DR Funds	0	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.

Activity Location:

Address	City	State	Zip
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No Activity Locations Found

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-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

	Jul 1 thru Sep 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	0	192,195.35
Obligated CDBG DR Funds	0	192,195.35
Expended CDBG DR Funds	0	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
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No Activity Locations Found

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