

Grantee: Riverside, CA

Grant: B-08-MN-06-0519

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-06-0519

Grantee Name:

Riverside, CA

Grant Amount:

\$6,581,916.00

Grant Status:

Active

Submitted By:

No Submitter Found

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

Original - In Progress

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$1,266,692.89

\$1,130,166.26

\$2,076,602.55

\$0.00

\$0.00

\$0.00

To Date

\$6,581,916.00

\$6,581,916.00

\$1,266,692.89

\$1,878,316.76

\$2,208,240.55

\$0.00

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$29.69
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$987,287.40	\$0.00
Limit on Admin/Planning	\$658,191.60	\$131,638.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Riverside Neighborhood Stabilization Program (NSP) is well underway. NSP has provided a viable vehicle in addressing the impacts of the housing crisis on Riverside. Although current economic indicators for the region show the rate of foreclosure as declining, continued threats still remain. Banks are ramping up efforts to modify trouble mortgages; however, the unemployment rate for Riverside County is nearing 15% (as of September 2009) increasing the probability of more foreclosures. The level of competition amongst the various classes of buyers which include owner-occupants and investors has forced the City to primarily rely on the National Community Stabilization Trust (Trust), a national non-profit bridging the gap between local municipalities with NSP funds and lenders. However, it's anticipated that an additional wave of foreclosures will hit the market in the near future. If history serves as any indication, Riverside will see a significant number of new foreclosures. For this reason, the City applied for the second round of NSP (NSP 2) funding.

To date, the City has evaluated 589 residential properties. Approximately four-fifths of these units were either outside the eligible NSP 1 target areas or were simply unavailable. The remaining 132 properties represented true acquisition candidates. The City has successfully acquired 32 properties through the combined use of NSP and Redevelopment Housing Funds. Three of these properties have completed rehabilitation and two are in escrow to be sold to income-qualified first-time homebuyers. The City has committed \$3,653.16 (or 55%) of its NSP 1 allocation.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$1,266,692.89	\$6,581,916.00	\$1,266,692.89

Activities

Grantee Activity Number: NSP-1

Activity Title: NSP-1

Activity Category:

Acquisition - buyout of residential properties

Project Number:

BCKT

Projected Start Date:

01/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Bucket Project

Projected End Date:

07/20/2013

Responsible Organization:

City of Riverside

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$3,128,245.40
Total CDBG Program Funds Budgeted	N/A	\$3,128,245.40
Program Funds Drawdown	\$753,256.41	\$753,256.41
Obligated CDBG DR Funds	\$748,367.78	\$838,326.68
Expended CDBG DR Funds	\$1,408,221.81	\$1,408,221.81
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Riverside will acquire and rehabilitate foreclosed, abandoned single family units and sell them to income-eligible first time homebuyers (individuals and families that have not owned real property in the previous three years). This will be done through a combination of leveraged and partnered purchase and direct purchases. final sales price will be no greater than the initial acquisition and rehabilitation costs. All acquisitions will be for at least 15% below an appraised value determined no more than 60 days prior to the date of the offer to purchase. Income-eligible first time homebuyers shall not be earning greater than 120% AMI as defined by HUD. The table at Exhibit B shows these income limits as adjusted for family size. The prospective buyers will be required to attend both pre-acquisition HUD-certified homebuyer counseling, and post-acquisition homebuyer counseling. The principal, interest, taxes, insurance and (if applicable) homeowner association fees shall not exceed 35% of the familys adjusted gross income. A minimum 3% down payment will be required of the home-buying family. Should a gap exist between the mortgage based on the sales price and 35% of the familys income, the gap may be filled with NSP funds on a pro-rated equity share basis. The Citys loan would be a junior lien; the pro-rata equity share would be based on the percent the subsidy is calculated on the after-rehab sales price. Acquisitions and rehabilitations will be both leveraged and 100% financed, depending on specific circumstances. Acquisitions will be done in small batches, grouped either geographically or by lender, depending on the negotiations for purchase. This will be Riversides primary use of NSP funds.

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list)are shown on Exhibit A (map) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Progress Narrative:

Residential properties acquired under this activity will be rehabilitated and sold to income-eligible first-time homebuyers. The rehabilitation of each property will encompass incorporating energy efficient and sustainable design improvements to improve the overall affordability of each home. All homes will be sold with a 55 year affordability covenant requiring resale of the homes to other income-qualified households. 4 properties were acquired in total under this activity within the quarter. 11 additional properties are in escrow to be purchased with NSP funds. Each property will be sold for a price not to exceed the City's investment in the property.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	15/125
# of housing units	0	0	4	0/0	0/0	15/125
# of Households benefitting	0	0	0	0/25	11/100	11/125
# of Parcels acquired voluntarily	0	0	4	0/0	0/0	15/125

Activity Locations

Address	City	State	Zip
9154 Hawthorne	Riverside	NA	92503
11502 Anacapa	Riverside	NA	92505
8291 Briarwood	Riverside	NA	92504
4922 Rose	Riverside	NA	92505

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NSP-2c

Activity Title: NSP-2c

Activity Category:

Acquisition - buyout of residential properties

Project Number:

BCKT

Projected Start Date:

01/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Bucket Project

Projected End Date:

07/20/2013

Responsible Organization:

City of Riverside

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,645,479.00
Total CDBG Program Funds Budgeted	N/A	\$1,645,479.00
Program Funds Drawdown	\$381,798.48	\$381,798.48
Obligated CDBG DR Funds	\$381,798.48	\$381,798.48
Expended CDBG DR Funds	\$668,380.74	\$668,380.74
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity is for acquisition/rehabilitation/rental, specifically for households earning less than 50% AMI. The City will acquire foreclosed multi-family structures, and/or provide funding for non-profit special needs housing provides for acquisition/rehab to expand affordable housing opportunities in this area.

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Progress Narrative:

Properties acquired and rehabilitated under this activity will provide affordable rental opportunities for households earning more than 50% of the area median income. 1 property (4 units) were acquired during the reporting period. Title will be held long term by the Housing Authority of the City of Riverside to ensure continued affordability. Rents will not exceed 30% of the households gross income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	8/33	0/0	8/33

Activity Locations

Address	City	State	Zip
3675/3677/3679/3681 Dwight Ave	Riverside	NA	92507

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP-5

Activity Title: NSP-5

Activity Category:

Administration

Project Number:

BCKT

Projected Start Date:

01/01/2009

National Objective:

N/A

Activity Status:

Planned

Project Title:

Bucket Project

Projected End Date:

07/20/2013

Responsible Organization:

City of Riverside

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$658,191.60
Total CDBG Program Funds Budgeted	N/A	\$658,191.60
Program Funds Drawdown	\$131,638.00	\$131,638.00
Obligated CDBG DR Funds	\$0.00	\$658,191.60
Expended CDBG DR Funds	\$0.00	\$131,638.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration of the NSP Grant.

Location Description:

Not citywide, but properties that are within risk factors 7-10, and also properties within block groups with more than 51% of the residents earning less than 120% of AMI. See Exhibit A (map) and Exhibit G (block group list) of the City of Riverside's adopted plan at <http://www.riversideca.gov/neighborhoods/pdf/Adopted-NSP-Plan.pdf> The high priority locations are scattered throughout the City.

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
